

Mr Luke Johnson
General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2450

Attention: Mr David Smith

Dear Mr Johnson

Planning Proposal PP_2017_WOLLY_003_00 to amend Council Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to alter the land zone and introduce a minimum lot size for land at 2471 Silverdale Road, Silverdale.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the Planning Proposal's is consistent with Section 117 Directions.

Prior to community consultation, Council is required to amend the planning proposal to seek minimum lot size of 7ha. Prior to community consultation, Council is also to undertake technical studies to inform the most appropriate land zone and amend the planning proposal accordingly. Council is required to submit the revised proposal to the Department for endorsement prior to community consultation.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Stuart McIntosh to assist you. Mr McIntosh can be contacted on (02) 9869 1551.

Yours sincerely



25/10/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template