

Gateway Determination

Planning Proposal (Department Ref: PP_2017_WOLLY_003_00): to alter the land zone and introduce a minimum lots size of 7ha.

I, the Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to alter the land zone and introduce a minimum lot size of 7ha should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be updated to:
 - (a) reflect the findings of a Flora and Fauna Study, and Preliminary Site Inspection;
 - (b) attribute the appropriate land zone;
 - (c) identify a minimum lot size of 7ha; and
 - (d) provide associated mapping.

A copy of the revised planning proposal and supporting documents is to be submitted to the Department for endorsement.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the Endeavor Energy under section 56(2)(d) of the Act. Endeavor Energy is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.



4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be 9 months following the date of the Gateway determination.

Dated 25th day of October 2017.

**Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment**

Delegate of the Greater Sydney Commission