



Mr Luke Johnson
General Manager
Wollondilly Shire Council
PO Box 21
Picton NSW 2571

Contact: Stephen Gardiner
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Email: stephen.gardiner@planning.nsw.gov.au

Our ref: 15/14600
Your ref: TRIM 1234 CG :CG

Attention: Ms Kitty Carter

Dear Mr Johnson

Alteration of Gateway Determination – Abbotsford

I refer to Council's correspondence on 18 September 2015, seeking a revision to planning proposal no. PP_2011_WOLLY_017_00 for rezoning of the Abbotsford Planning Proposal from, Zone RU2 - Rural Landscape to Zone E4 - Environmental Living to make various amendments to the planning proposal.

I have determined, as delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 24 April 2012, for planning proposal no. PP_2011_WOLLY_017_00. The alteration of Gateway determination is **enclosed**.

In this regard, I note that Council have met the requirements of Condition 4 in the Gateway determination.

I also agree that the planning proposal's inconsistencies with Section 117 Direction 1.2 – Rural Zones, Direction 2.1 – Residential Zones and 3.1 – Environment Protection Zones, are justified on the basis that the inconsistencies are of minor significance. No further approval is required in relation to these Directions.

Council is reminded to consult with NSW Trade and Investment with regard to section 117 Direction 1.3 Mining, Petroleum Production and Extractive Industries.

I note that Council have consulted with NSW Rural Fire Service, however, Condition 6 of the Gateway Determination still applies in accordance with Section 117 Direction – Planning for Bushfire Protection for the amended planning proposal.

I have decided not to delegate the Commission's plan making powers to Council in this instance based on the outstanding consultation requirements with agencies and the need to consider ministerial directions described above.

If you have any questions in relation to this matter, please contact Stephen Gardiner of the Metropolitan Region (Parramatta) office on (02) 9860 1536.

Yours sincerely

R Cumming

5/02/16

Rachel Cumming
Director
Metropolitan (Parramatta)
Planning Services
Department of Planning and Environment

Encl: Alteration of Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2011_WOLLY_017_00)

I, Rachel Cumming, Director, Metropolitan Region (Parramatta), Planning Services, Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act"), to alter the Gateway Determination dated 24 April 2012 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete paragraph 1 and 2:

Planning Proposal (Department Ref:PP_2001_WOLLY_017_00): to rezone land at 1 Abbotsford Road, Picton from RU2 Rural Landscape to part R5 Large Lot Residential, Part E3 Environmental Management and Part RE1 Public Recreation and to amend the minimum lot size and building heights controls

I, the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Wollondilly Local Environmental Plan 2011 to rezone land at 1 Abbotsford Road, Picton from RU2 Rural Landscape to part R5 Large Lot Residential, part E3 Environmental Management and Part RE1 Public Recreation and to amend the minimum lot size and building heights controls should proceed subject to the following conditions:"

and replace with:

a new paragraph 1:

"I, Rachel Cumming, Director, Metropolitan Region (Parramatta), Planning Services, Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act"), that an amendment to the Wollondilly Local Environmental Plan 2011 to rezone land at 1 Abbotsford Road, should proceed as follows:"

2. Amend Condition 6:

And add:

"NSW Trade and Investment"

RJCumming

Dated 5th day of February 2016.

Rachel Cumming
Director
Metropolitan Region (Parramatta)
Planning Services
Department of Planning and Environment

As delegate of the Greater Sydney Commission