

Our Reference: CM 11232

Eleanor Robinson
Acting Director Sydney Region (West)
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

11 October 2019

Dear Ms Robinson,

**RE: REQUEST FOR GATEWAY DETERMINATION – WOLLONDILLY ANGLICAN COLLEGE
PLANNING PROPOSAL**

The purpose of this letter is to seek a Gateway determination for the Wollondilly Anglican College Planning Proposal.

At the Ordinary Meeting held on 19 August 2019, Wollondilly Shire Council resolved:

1. That Council notes the Minutes of the Local Planning Panel meeting of 30 May 2019.
2. That Council prepares a planning proposal to amend the Wollondilly Local Environment Plan 2011 for land at Lot 12 DP 1122904, Lot 2 DP 8775785, and Lot 4 DP 1010127 and part of Lot 3 DP 1010127 as follows:
 - a. Amend the Land Use Zone of the land from RU1 (Primary Production)
 - i. to RU2 (Rural Landscape), and
 - ii. an E2 (Environmental Conservation) or E3 (Environmental Management) Zone in the western portion of Lot 12 DP 1122904 to overlay the significant vegetation with the final zone boundaries to be determined following consultation with the NSW Office of Environment and Heritage.
3. That the proponent be encouraged to continue negotiations with the owner(s) of Lot 3 to explore the opportunity for the provision of direct access from the existing school to Lot 4 (this could include the relocation of the access road of Lot 3)
4. That the planning proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) for Gateway determination.
5. Council request DPIE grant Council delegation to make amendments to the Wollondilly Local Environmental Plan 2011 in accordance with Section 3.36 of the Environmental Planning and Assessment Act, 1979.
6. That the letter to DPIE requesting Gateway determination also request the following:
 - a. An updated Traffic study and plans for the Olive Lane intersection upgrade be provided to the Relevant Planning Authority which address the concerns raised by Council's Infrastructure Planning Team which are detailed in this report.
 - b. A Master Plan for the whole college site.
7. That the proponent, landowners and persons who make a submission be notified of

Council's decision.

In accordance with the above resolutions, Council now requests a Gateway determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and that the information noted in the resolution be conditions in the issued Gateway determination.

Council also requests delegation to make the amendment to *Wollondilly Local Environmental Plan 2011* under section 3.36 of the EP&A Act.

The following documents are attached:

- **Council's Planning Proposal including maps;**
- **Reports to Council;**
- **Completed Attachment 4 template – Evaluation Criteria for the delegation of plan making functions.**

A copy of Council's planning proposal, the initial proposal from the proponent, and all studies can be found here: <https://cloud.wollondilly.nsw.gov.au/index.php/s/5lOpuzCsEJeYdUf>

The attached planning proposal has been prepared in accordance with section 3.3 of the EP&A Act and also the Department's guidance documents; 'A guide to preparing a planning proposal' and 'A guide to preparing local environmental plans.'

If you require further information regarding this matter please contact Nicholas Kafer from Council's Strategic Planning Team on telephone: (02) 4677 9537 or email: nicholas.kafer@wollondilly.nsw.gov.au

Yours faithfully,



Stephen Gardiner
MANAGER SUSTAINABLE GROWTH