

Ms Lynelle Briggs, AO  
Chair  
Planning Assessment Commission  
Level 3, 201 Elizabeth Street  
Sydney NSW 2000

Dear Ms Briggs *Lynelle*

### Request for Gateway Review – Referral to Planning Assessment Commission

I am writing to advise the Planning Assessment Commission (the Commission) that a Gateway review request, dated 25 January 2016, has been submitted to the Minister for Planning and Environment for consideration. Details of the planning proposal are summarised below:

<b>Dept. Ref. No:</b>	PP_2016_WOLLY_005_00
<b>LGA:</b>	Wollondilly
<b>LEP to be Amended:</b>	Wollondilly Local Environmental Plan 2011
<b>Address/ Location:</b>	80 Silverdale road, The Oaks
<b>Proposal:</b>	Proposed rezoning from RU2 Rural Landscape to R5 Large Lot Residential and amend the lot size from 40ha to a minimum lot size to be determined following specialist studies.

The proponent is seeking a review of the Gateway determination. Presenting alternative planning controls and seeking an alteration to the Gateway determination.

#### The role of the Commission

The Commission is requested to review the planning proposal and prepare its advice concerning the merits of the request for review. The advice should include a clear and concise recommendation to the Minister confirming whether or not, in the opinion of the Commission, the planning proposal should proceed past Gateway in accordance with the original submission.

The advice and recommendation should be provided within 28 days of the date of this request for review and sent to the Sydney West Region office of the Department of Planning and Environment.

**Enclosed supporting information**

The following information and documents are enclosed to assist the Commission in its review of the planning proposal:

- Proponents request for review, together with application form, supporting information and relevant correspondence;
- Department's justification assessment and recommendation to the Deputy Secretary, Planning Services;
- Deputy Secretary's endorsement; and
- Planning Assessment Commission advice and recommendation template.

**Further information on independent reviews**

The department's '*A guide to preparing local environmental plans*' provides advice on procedures for the various stages in the independent review process. The guide is available on-line at [www.planning.nsw.gov.au/gateway-process](http://www.planning.nsw.gov.au/gateway-process).

Should you have any questions in regard to this matter, please contact Stuart McIntosh, of the Sydney West Region office of the Department of Planning and Environment, on 02 9860 1551.

Yours sincerely



**Marcus Ray**

**Deputy Secretary  
Planning Services**

19/01/2017  
**Delegate of the Greater Sydney Commission**

Encl:

- Tab A – Gateway Review Briefing Report
- Tab C – The Oaks North Planning Proposal
- Tab D – Gateway determination
- Tab E – COPRAD application for a review of Gateway
- Tab F – COPRAD concept layout plan
- Tab G – Willow Tree Planning Proposal
- Tab H – Council Report and Resolution July 2016
- Tab I – Council Report and Resolution Oct 2016
- Tab J – Department Planning Team Report
- Tab K – Wollondilly Shire Council Comments
- Tab L – WaterNSW
- Tab M – Sydney Water response to Council