



Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2016_WOLLY_005_00)

I, the Acting Executive Director, Regions at the 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* (the Act), to alter the Gateway determination dated 8 December 2016, for the proposed amendment to the Wollondilly Local Environmental Plan 2015 as follows:

1. Delete Condition 1 and replace with a new condition 1:

- "1. Prior to community consultation, Council is to update the Planning Proposal to:
- seek to apply a minimum lot size requirement of 1,500m² for land at 80 Silverdale Road, subject to:
 - demonstrating the availability of reticulated sewerage to each lot in consultation with Sydney Water; and
 - providing a comprehensive whole-of-site concept plan for storm water management in consultation with Water NSW.
 - reflect the findings of these studies:
 - Updated Stage 2 Contamination Assessment;
 - Traffic and Road Safety Audit;
 - Geotechnical and Salinity Assessment;
 - Stormwater and Flood Assessment;
 - Bushfire Assessment Report;
 - Noise and Vibration Study; and
 - Neutral or Beneficial Effect (NorBe) on Water Quality Assessment.

The amended planning proposal, supporting studies and related documentation are to be referred to the Department for endorsement prior to the commencement of community consultation."

2. Delete condition 8 and replace with a new condition 8:

- "8. The timeframe for completing the LEP is by 15 September 2018".

Dated 20 day of July 2017

Anthea Sargeant
Acting Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission