



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

Contact: Mato Prskalo
Phone: 02 9860 1534
Email:
mato.prskalo@planning.nsw.gov.au

Our ref: 14/20765
Your ref: 7654 GR:KF

Attention: Mr Grant Rokobauer

Dear Mr Johnson

Planning Proposal No. PP_2014_WOLLY_006_00 - Alteration of Gateway Determination

I refer to the Gateway determination issued on 26 November 2014, for the planning proposal relating to land at 55 Government Road, Bargo (ref. no PP_2014_WOLLY_006_00) , and subsequent communication with Council.

As discussed with Council staff, the proponent has requested a post-Gateway review, seeking a reduction in the proposed minimum lot size from 3 hectares to 2 hectares.

I have determined, as delegate of the Minister for Planning, in accordance with Section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination accordingly. The Alteration of Gateway Determination is **enclosed**.

I have also decided to issue an authorisation for council to exercise delegation to make this plan. The Written Authorisation to Exercise Delegation is **enclosed**.

If you have any questions in relation to this matter, please contact Mr Mato Prskalo of the Department's Metropolitan (Parramatta) Office on (02) 9860 1534.

Yours sincerely

Simon Manoski
Acting General Manager
Planning Services

As delegate of the Minister for Planning

Encl.: 1. Alteration of Gateway Determination
2. Written Authorisation to Exercise Delegation



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_WOLLY_006_00)

I, Simon Manoski, Acting General Manager, Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under Section 56(7) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), to alter the Gateway determination dated 26 November 2014, for the proposed amendment to Wollondilly Local Environmental Plan 2011, as follows:

1. Delete before condition "3":

"Prior to undertaking community consultation, Council is to satisfy conditions 3 and 4 and, where relevant, condition 5, below."

and replace with:

"Prior to undertaking community consultation, Council is to satisfy condition 3 and, demonstrate consistency with relevant Section 117 Directions.

2. Delete condition "3".
3. Renumber conditions "4" to "7" to "3" to "6" respectively.

Dated 21st day of January 2015.

Simon Manoski
Acting General Manager
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Wollondilly Shire Council is authorised to exercise the functions of the Minister for Planning under Section 59 of the *Environmental Planning and Assessment Act 1979*, that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_WOLLY_006_00	Planning proposal to rezone Lot 2 in DP 596515 (No. 55 Government Road, Bargo), from Zone RU1 Primary Production to Zone E4 Environmental Living and amend associated development controls.

In exercising the Minister's functions under Section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 21st day of January, 2015

Simon Manoski
Acting General Manager
Planning Services
Department of Planning and Environment



Mr Jeff Bulfin
Precise Planning
PO Box 426
Northbridge NSW 1560

Contact: Mato Prskalo
Phone: 02 9860 1534
Email:
mato.prskalo@planning.nsw.gov.au

Our ref: 14/20765
Your ref: 1276

Dear Mr Bulfin,

Gateway Determination – 55 Government Road, Bargo

I refer to your letter dated 1 December 2014, seeking a post-Gateway review of the Gateway determination for 55 Government Road, Bargo.

I have determined, as delegate of the Minister for Planning, in accordance with Section 56(7) of the Environmental Planning and Assessment Act 1979, to alter the Gateway determination to reduce the proposed minimum lot size from 3 hectares to 2 hectares.

Accordingly, I have issued an Alteration of Gateway Determination to Wollondilly Shire Council which reflects my determination.

If you have any questions in relation to this matter, please contact Mr Mato Prskalo of the Department's Metropolitan (Parramatta) Office on (02) 9860 1534.

Yours sincerely

Simon Manoski
Acting General Manager
Planning Services

As delegate of the Minister for Planning