

Mr Marcello Chiodo
Acting Deputy General Manager
Wollondilly Shire Council
PO Box 21
Picton NSW 2571

Attention: Mr Grant Rokobauer

Dear Mr Chiodo

Planning Proposal No. PP_2014_WOLLY_005_00 – Request for Alteration of Gateway Determination

I refer to your letter dated 25 November 2014, requesting an Alteration of Gateway Determination for the planning proposal relating to land at No. 95 Great Southern Road, Bargo (PP_2014_WOLLY_005_00).

Following an internal, independent review, 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 with the following amendments:

1. Increase the minimum lot size west of the natural watercourse to 700m². This area to continue to be rezoned to R2 Low Density Residential.

This is to ensure future development more consistently reflects the surrounding area.

2. Insert a condition requiring an on-site effluent disposal report to be prepared to demonstrate the minimum lot size capable of on-site effluent disposal. This report is to then be used to inform an appropriate minimum lot size for the area east of the natural watercourse. This area to continue to be rezoned to R5 Large Lot Residential.

This is to address environmental health concerns raised by Council over on-site wastewater disposal and ensure an evidence based approach is implemented.

I would now encourage Council, as the relevant planning authority to continue its role in proceeding with the planning proposal in accordance with the Gateway determination dated 2 October 2014.

If you have any questions in relation to this matter, please contact Ms Rachel Cumming of the Department's Metropolitan (Parramatta) Office on (02) 9860 1174.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a horizontal line extending from the end.

Marcus Ray
Deputy Secretary
Planning Services

22/05/2015

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_WOLLY_005_00) (95 Great Southern Road, Bargo)

I, Marcus Ray, Deputy Secretary, 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*, to alter the Gateway determination dated 2 October 2014, for the proposed amendment to the *Wollondilly Local Environmental Plan 2011* as follows:

1. Delete before condition "5":

"The matters in conditions 5 to 12 below are to be addressed prior to undertaking community consultation".

and replace with:

"The matters in conditions 5 to 13 below are to be addressed prior to undertaking community consultation".

2. Delete condition "5" and replace with new condition:

"5. Council is to amend the proposal as follows:

- the land to the east of the natural watercourse is to be rezoned from Zone RU2 Rural Landscape to Zone R5 Large Lot Residential, and
- the land to the west of the natural watercourse is to be rezoned from Zone RU2 Rural Landscape to Zone R2 Low Density Residential and a minimum lot size of 700 square metres is to apply.

3. Renumber:

conditions "11" through to "14"

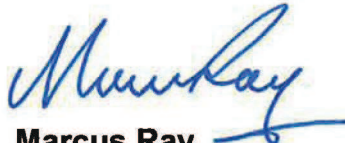
to:

"12" through to "15" respectively.

4. Add new condition "11":

"11. Council is to prepare an on-site effluent disposal report to demonstrate the minimum lot size capable of on-site effluent disposal. This report is to be used to provide an evidence base to inform an appropriate minimum lot size for the land to the east of the natural watercourse. Council is to then amend the proposal to indicate the appropriate minimum lot size for this land".

Dated 22nd day of May 2015.



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning