

Our ref: PP_2014_WOLLY_005_00 (14/14112)
Your ref: TRIM 7696

Mr Wesley Folitarik
Acting Manager Growth and Strategic Planning
Wollondilly Shire Council
PO Box 21
Picton NSW 2571

Dear Mr Folitarik

Alteration of Gateway Determination – 95 Great Southern Road, Bargo

I refer to Council's request, dated 23 January 2017, to alter the Gateway determination for the planning proposal at 95 Great Southern Road, Bargo.

I have determined, as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination for the planning proposal at 95 Great Southern Road, Bargo (PP_2014_WOLLY_005_00).

I have enclosed the Alteration of Gateway Determination for your information.

If you have any questions in relation to this matter, please contact Mr James Sellwood on (02) 9860 1559.

Yours sincerely



03/02/17

Catherine Van Laeren
Director Sydney Region West
Planning Services

Encl: Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_WOLLY_005_00)

I, the Director, Sydney Region West, 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 2 October 2014, and subsequently altered on 22 May 2015, for an amendment to *Wollondilly Local Environmental Plan 2011* for the site at 95 Great Southern Road, Bargo, as follows:

1. Amend the proposed land zoning to:
 - E2 Environmental Conservation for the riparian corridor on the site;
 - R5 Large Lot Residential on the eastern side of the riparian corridor and for a distance of 50 metres west of the E2 zone boundary;
 - R5 Large Lot Residential zone for a depth of 40 metres along the Anthony Road frontage west of the riparian corridor which shall be extended around the heritage curtilage of the homestead and silo; and
 - R2 Low Density Residential to the remainder of the site.
2. Amend the proposed minimum lot size to:
 - 5000sqm for the land to the east of the riparian corridor on the site;
 - 2000sqm for the land proposed to be zoned R5 to the west of the riparian corridor;
 - 700sqm for the land proposed to be zoned R2; and
 - no minimum lot size for the land proposed to be zoned E2.
3. Amend the proposed maximum height of buildings to a 9 metres across the site.
4. Amend the planning proposal to include certain land on the site on the Natural Resources Biodiversity Map.

Dated 3rd day of February 2017



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission