



Luke Johnson  
General Manager  
Wollondilly Council  
PO Box 21  
PICTON NSW 2571

Dear Mr Johnson

**Planning Proposal [PP\_2018\_WOLLY\_003\_00] to amend Wollondilly Local Environmental Plan 2011**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to subdivide land at 11 Westminster Place, Razorback.

As delegate of the Greater Sydney Commission, I have now determined under section 3.34(2)(a) of the Act that the Planning Proposal should be resubmitted following further investigation into the need for the proposal.

The documents provided to the Department do not provide adequate justification for the proposed subdivision. It is noted that the planning proposal identifies two possible avenues to amend the LEP, however neither option is explored in the report in any detail and furthermore a preferred option has not been identified.

The planning proposal also lacks adequate discussion on the objective of clause 4.1B, and the impact of the planning proposal in relation to the objective. It is also noted the planning proposal has not addressed consistency with the current strategic documents applying to the site, namely the Western City District Plan, and the Greater Sydney Region Plan. These documents will require assessment in the resubmitted planning proposal.

In addition, Council has not indicated its approach to dealing with any future planning proposals that might seek to further subdivide land zoned E4 Environmental Living which is identified in an Original Holding.

Should you have any further enquiries about this matter, I have arranged for Ms Edith Barnes, Technical Specialist, Sydney Region West, to assist you. Ms Barnes can be contacted on 8289 6624.

Yours sincerely



14/9/18

**Ann-Maree Carruthers**  
**Director, Sydney Region West**  
**Planning Services**