

MR BEN TAYLOR
Chief Executive Officer
Wollondilly Shire Council
62-64 MENANGLE STREET
PICTON NSW 2571

Our ref: IRF24/1386

Dear MR TAYLOR

Planning proposal (PP-2023-1277) to amend Wollondilly Local Environmental Plan 2011 and State Environmental Planning Policy (Precincts—Western Parkland City) 2021

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received in respect of the planning proposal to rezone land at Wilton Park Road and Berwick Road to enable the delivery of the Wilton Industrial Park.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 3.1 Conservation Zones, 3.7 Public Bushland, 4.6 Mine Subsidence and Unstable Land, 5.1 Integrating Land Use and Transport, 8.1 Mining, Petroleum Production and Extractive Industries, 9.1 Rural Zone, and 9.2 Rural Lands are justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act; 1.3 Approval and Referral Requirements, 1.4 Site Specific Provisions, 3.2 Heritage Conservation, 3.10 Water Catchment Protection, 4.3 Planning for Bushfire Protection, and 5.2 Reserving Land for Public Purposes. Council should ensure this occurs prior to the LEP being made.

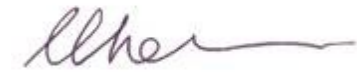
I have determined not to authorise Council to be the local plan-making authority as the site is located within the Wilton Growth Area and the planning proposal seeks to amend a State Environmental Planning Policy.

Prior to public exhibition, I have included two conditions that require consultation with Transport for NSW on access arrangements and the proposed SP2 Infrastructure zoning, as well as Sydney Water on the timing and delivery of water and wastewater servicing through Sydney Water's network.

The amending local environmental plan (LEP) is to be finalised on or before 12 September 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Ms Sung Pak to assist you. Ms Pak can be contacted on 02 8289 6755.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'llhe' followed by a long horizontal stroke.

16/9/2024

Chantelle Chow
A/Director, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination