

Gateway Determination

Planning proposal (Department Ref: PP-2023-1277): *rezone land at Wilton Park Road & Berwick Park Road, Wilton from RU2 to E4 to enable the development of the Wilton Industrial Park*

I, the A/Director Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollondilly Local Environmental Plan 2011 and State Environmental Planning Policy (Precincts - Western Parkland City) 2021 to rezone land at Wilton Park Road & Berwick Park Road, Wilton from RU2 to E4 to enable the development of the Wilton Industrial Park should proceed subject to the following

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be updated as follows:
 - (a) Amend the explanation of provisions to include:
 - i. The correct amendments for the proposed E4 General Industrial zone including maximum building height;
 - ii. The proposed C2 Environmental Conservation and SP2 Infrastructure zone and corresponding maximum building height, floor space ratio, and minimum lot size controls;
 - iii. An explanation of the intended urban heat clause; and
 - iv. An explanation of the koala corridor and concurrence clauses.
 - v. Amend the current and proposed map amendments to illustrate the changes to the land application map, land zoning map, height of building map, minimum lot size map and prepare a new koala corridor map.
 - (b) Prepare a structure plan for the site that maps existing waterways, riparian corridors, C2 Conservation Land and identifies key roads that could impact heritage. This is to be exhibited with the planning proposal.
 - (c) Prepare a Neighbourhood Plan for the site to be exhibited with the planning proposal.
2. Prior to public exhibition, the NSW Rural Fire Service is to be consulted on the planning proposal in accordance with Direction 4.3 Planning for Bushfire Protection and any comments included.
3. Prior to public exhibition, consultation with Transport for NSW is required to confirm the following:
 - (a) Appropriate access arrangements for the site can be delivered in the agreed location; and
 - (b) The portion of the site to be rezoned to SP2 Infrastructure and an appropriate acquisition authority identified in relation to the Picton Road Upgrade REF.

4. Prior to public exhibition Sydney Water is to be consulted on the timing and delivery of wastewater servicing through Sydney Water's network.
5. Prior to public exhibition, the planning proposal is to be revised to address conditions 1 and 2 and forwarded to the Department for review and approval.
6. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
7. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Transport for NSW
 - Department of Climate Change, Energy, the Environment and Water (DCCEEW)
 - Subsidence Advisory NSW
 - Department of Primary Industries and Regional Development - Mining, Exploration & Geoscience
 - NSW Fire and Rescue
 - State Emergency Service
 - Environmental Protection Agency
 - Sydney Water
 - Endeavour Energy
 - Heritage NSW
 - Tharawal Local Aboriginal Land Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
8. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

9. The LEP should be completed on or before 20 August 2025.

Dated 16 September 2024

A handwritten signature in purple ink, appearing to read 'Chantelle Chow', with a long horizontal flourish extending to the right.

Chantelle Chow
A/Director, Southern, Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces