

## Department of Planning, Housing and Infrastructure

Our ref: IRF23/527

Mr Ben Taylor  
General Manager  
Wollondilly Shire Council  
PO Box 21  
Picton NSW 2571

Attention Mr Max Strassmeir

Via email: [Ben.Taylor@wollondilly.nsw.gov.au](mailto:Ben.Taylor@wollondilly.nsw.gov.au)

6 May 2024

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**Subject: Planning proposal (PP-2023-1802) to amend State Environmental Planning Policy (Precincts – Western Parkland City) 2021, to rezone the North Appin (Part) Precinct site for urban development and conservation purposes, and associated amendments**

Dear Mr Taylor

I am writing to inform you that a Gateway determination has been issued for the above planning proposal.

The proposal was forwarded by the Planning Secretary to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and submitted on 18 August 2023.

The proposal seeks to rezone the site from RU2 Rural Landscape to C2 Environmental Conservation and UDZ Urban Development Zone, for the provision of approximately 3,000 new homes, a local centre, a potential school site and approximately 56ha of conservation land contributing to koala corridors.

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 understand the Department consulted Council and key State agencies on the draft proposal prior to it being formally lodged with the Department. Since then, there has been further consultation and assessment of the recently determined Appin (Part) Precinct, and the Gilead Stage 2 Proposal, which is currently with the Department for finalisation. The outcomes of this work are reflected in the Gateway determination conditions, which require certain updates to the proposal before public exhibition can commence including the requirement for the Transport Management and Accessibility Plan (TMAP) be finalised with TfNSW so that the outcomes can inform any draft State Planning Agreement (SPA) and the Precinct Structure Plan accompanying the site.

## Department of Planning, Housing and Infrastructure

To ensure that all stakeholders can view all applicable planning documents in a single exhibition, the Gateway determination requires the planning proposal, draft Development Control Plan and draft SPA to be exhibited together. The Gateway determination has been conditioned to require exhibition within 6 months of the date of the Gateway determination.

While the DCP may be adopted post finalisation, the Precinct Structure Plan and SPA must be resolved prior to the planning proposal being determined.

The Department's relevant teams will continue to work with Council, and provide regular updates to the Greater Macarthur PCG meetings, to progress this body of work. You can find the proposal here: [North Appin \(part\) precinct | Planning Portal - Department of Planning, Housing & Infrastructure \(nsw.gov.au\)](https://www.nsw.gov.au/planning-portal/north-appin-part-precinct).

Should you have any enquiries about this matter, I have arranged for Daniel Thompson, Acting Executive Director, Local Planning and Council Support to assist you on 4221 6912.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Monica Gibson".

**Monica Gibson**

**Deputy Secretary**

**Planning, Land Use Strategy, Housing and Infrastructure**

Encl: Gateway determination  
Letter to Proponent

## Department of Planning, Housing and Infrastructure

Our ref: IRF23/527

Ms Lindy Deitz  
General Manager  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Attention: Mr Jim Baldwin

Via email: [lindy.deitz@campbelltown.nsw.gov.au](mailto:lindy.deitz@campbelltown.nsw.gov.au);

6 May 2024

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**Subject: Planning proposal (PP-2023-1802) to amend State Environmental Planning Policy (Precincts – Western Parkland City) 2021, to rezone the North Appin (Part) Precinct site for urban development and conservation purposes, and associated amendments**

Dear Ms Deitz

I am writing to inform you that a Gateway determination has been issued for the above planning proposal.

The proposal was forwarded by the Planning Secretary to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and submitted on 18 August 2023.

The proposal seeks to rezone the site from RU2 Rural Landscape to C2 Environmental Conservation and UDZ Urban Development Zone, for the provision of approximately 3,000 new homes, a local centre, a potential school site and approximately 56ha of conservation land contributing to koala corridors. Approximately 6ha of the site is located within the Campbelltown LGA, with the majority of this land as proposed C2 Environmental Conservation.

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 understand the Department consulted Council and State agencies on the draft proposal prior to it being formally lodged with the Department. Since then, there has been further consultation and assessment of the recently determined Appin (Part) Precinct, and the Gilead Stage 2 Proposal which is currently with the Department for finalisation. The outcomes of this work are reflected in the Gateway determination conditions, which require certain updates to the proposal before public exhibition can commence including the requirement for the Transport Management and Accessibility Plan (TMAP) be finalised with TfNSW so that the outcomes can inform any draft State Planning Agreement (SPA) and the Precinct Structure Plan accompanying the site.

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Yours sincerely

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**Monica Gibson**  
**Deputy Secretary**  
**Planning, Land Use Strategy, Housing and Infrastructure**

CC: Mr Jim Baldwin - [jim.baldwin@campbelltown.nsw.gov.au](mailto:jim.baldwin@campbelltown.nsw.gov.au)

Encl: Gateway determination  
Letter to Proponent