

Michael Chan  
Development Director  
Inghams Property Group

Our ref: IRF24/1481

Via email: [michael.chan@inghamproperty.com.au](mailto:michael.chan@inghamproperty.com.au)

Dear Mr Chan

**Planning proposal PP-2023-1802 – Alteration of Gateway Determination**

I refer to your correspondence seeking clarification of matters within the Gateway Determination Report for the North Appin State Assessed Planning Proposal PP-2023-1802.

In regards to your concerns, I note that an Addendum to the Gateway Determination Report will be issued to address the matters you raise as follows:

- Only a North Appin (part) Precinct" DCP will be prepared;
- No concurrence is required from the Planning Secretary for development applications to be in accordance with the Structure Plan;
- No concurrence is required from the Planning Secretary for development to address the provision of State public infrastructure;
- Confirmation that the site does not contain several isolated residences;
- Confirmation that the existing zone applying to the site is RU2 Rural Landscape and not RU Rural Residential;
- Confirmation that the Urban Development Zone (UDZ) is not a temporary zone;
- Agree to remove the Gateway condition relating to the retention of the dams as they are man-made for farmland irrigation purposes and have not been constructed in a manner that would enable long-term retention; and
- Agree to remove the Gateway condition relating to the need for a more identifiable name for the planning proposal.

However, your request to remove the requirement that a draft state planning agreement to be exhibited concurrently with the planning proposal, and finalised (that is, the state planning agreement executed) is not approved at this time.

In light of the above I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 6 May 2024 for PP-2023-1802 to remove condition 1(h) and (i) of the Gateway determination. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, please contact me on 02 9860 1548.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'Chantelle', followed by a horizontal flourish.

5/9/2024

**Chantelle Chow**  
**Acting Director, Southern, Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Alteration of Gateway Determination