

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2023-1802)

I, Acting Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 6 May 2024 since altered on 5 September 2024 for the proposed amendment to the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 as follows:

1. Delete Condition 2 and replace with a new Condition 2:

“Prior to public exhibition Sydney Water is to be consulted on the timing and delivery of wastewater servicing through Sydney Water’s network or private servicing under the Water Industry Competition Act 2006, including the capacity for new connections over a 0-5, 6-10 and 11-15+ year time period to development, the subject of this planning proposal. Written confirmation is required from Sydney Water or the private servicing provider on the capability to deliver wastewater servicing to the proposed development, including development staging and infrastructure sequencing that must explain the number of connections and time period that is affected, along with the ultimate operational model.”

2. Delete Condition 5 and replace with a new Condition 5:

“The planning proposal must be exhibited concurrently with a draft Development Control Plan and a draft Precinct Structure Plan.”

3. Delete Condition 6 and replace with a new Condition 6:

“The planning proposal must be reported to the Planning Secretary, as the Planning Proposal Authority, for a final recommendation within 12 months from the date of the Gateway determination.

- (a) The planning proposal cannot be determined until the Precinct Structure Plan and any State Planning Agreements are resolved.
- (b) The final Development Control Plan, Precinct Structure Plan and State Planning Agreement must be informed as necessary by a Transport Management Accessibility Plan that has been finalised with Transport for NSW.
- (c) The Development Control Plan may be adopted post finalisation.

4. Delete Condition 7.

5. Delete Condition 9 and replace with a new Condition 9:

“The LEP completion timeframe is 30 June 2025.”

Dated 12th January 2025.

A handwritten signature in blue ink, appearing to read 'D Thompson', is shown on a light blue background.

Daniel Thompson
Acting Executive Director
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning
and Public Spaces