

Our ref: PP-2023-1802 (IRF26/256)

Mr Matthew Ramaley
Chief Executive Officer
Ingham Property Group
Shed 72, The Woolstores
ALEXANDRIA NSW 2015
Attn: Michael.chan@inghamproperty.com.au

27 February 2026

Subject: North Appin State Assessed Planning proposal - PP-2023-1802 – Alteration of Gateway Determination

Dear Mr Ramaley

I write to you in relation to the Alteration of Gateway determination for the North Appin State Assessed Planning Proposal PP-2023-1802.

As you know, the Department has been working with Ingham Property Group (the proponent) and Wollondilly Shire Council in finalising the North Appin planning proposal, precinct structure plan (PSP) and development control plan (DCP). This work has focussed on addressing key Agency and Wollondilly Shire Council concerns to ensure the timely progression of the proposal.

The purpose of this alteration is to enable the planning proposal, PSP and DCP to be finalised while recognising that matters relating to the State Planning Agreement continue to progress. In this regard, the Altered Gateway Determination provides that matters relating to the State Planning Agreement may be resolved following the rezoning and finalisation of the planning proposal. This approach allows the rezoning of the land, while enabling the negotiations on State infrastructure to continue in parallel.

The Department released the Infrastructure Opportunities Plan (IOP) and the Works-in-Kind (WIK) Guidelines on 26 February 2026. These frameworks identify and prioritise State and regional infrastructure required to support housing growth and inform decisions on infrastructure delivery and potential works-in-kind opportunities. Accordingly, the Department will continue to work with the proponent and relevant agencies through the negotiations process to identify and secure appropriate State infrastructure outcomes that support the orderly development of the precinct and the needs of the future community.

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 (since altered) to enable:

- The State Planning Agreement to be resolved post finalisation.
- The LEP completion timeframe to be extended to 30 March 2026.

The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Peter Pham to assist you. Mr Pham can be contacted on 9860 1593.

Yours sincerely



Daniel Thompson
Executive Director
Local Planning and Council Support

Encl: Alteration of Gateway Determination