



Luke Johnson
General Manager
Wollondilly Council
PO Box 21
Picton NSW 2571

Dear Mr Johnson

Planning Proposal [PP_2018_WOLLY_001_00] to amend Wollondilly Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to rezone rural land located at Stilton Lane for the purposes of small lot agriculture, industrial, tourism and environmental conservation purposes and housekeeping amendments to the zoning of the main southern railway line.

As delegate of the Greater Sydney Commission, I have now determined the Planning Proposal should proceed subject to the conditions in the enclosed Gateway determination. I have also agreed that the Planning Proposal's inconsistency with section 9.1 Direction 1.2 Rural Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

The Gateway determination requires Council to undertake a number of studies and agency consultation, to determine whether any amendments to the proposal are required. The determination also requires Council to obtain the Department's endorsement of a revised Planning Proposal prior to the commencement of public exhibition. To address concerns raised by the proponent, the determination also requires an economic feasibility study to further investigate the viability of the proposed RU4 Primary Production Small Lot zone and its associated 4hectare minimum lot size.

I understand Council has been working with the proponent since 2009, and that the proposal has undergone a number of changes prior to being forwarded to the Department for a Gateway determination. As such, to ensure the timely finalisation of this proposal, I request Council meet the timeframes Council has proposed in Part 6 of the planning proposal.

Plan-making powers were delegated to councils by the Minister in October 2012. I note that Council has requested delegation to finalise the plan. I have considered the nature of the Planning Proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending local environmental plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Heath Dennerley to assist you. Mr Dennerley can be contacted on 8289 6775.

Yours sincerely



26/05/2018

Ann-Maree Carruthers
Director Regions
Sydney Region West

Encl: Gateway Determination