

## Department of Planning and Environment

Our ref: IRF22/3562

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

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

16 November 2022

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**Subject: Planning proposal (PP-2022-3979) to amend State Environmental Planning Policy (Precincts – Western Parkland City) 2021, to rezone the 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) on 10 November 2022. The proposal seeks to rezone the site from RU2 – Rural Landscape to C2 – Environmental Conservation, UDZ – Urban development Zone and SP2 Infrastructure, for the provision of approximately 12,000 new homes, local centres, potential school sites and 470ha of conservation land contributing to koala corridors.

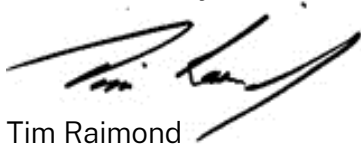
As announced on 2 November 2022 by the Minister for Planning and Homes, this proposal will be a state assessed planning proposal. The proposal has been one of two proposals considered as part of completed Technical Assurance Panel (TAP) program.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. Wollondilly Shire Council will be notified of the exhibition period and will be encouraged to make a submission on the planning proposal. You can find the proposal here:

<https://www.planningportal.nsw.gov.au/ppr/under-assessment/appin-part-precinct>

Should you have any enquiries about this matter, I have arranged for Adrian Hohenzollern, Director Western (Metro West) to assist you on 9860 1505.

Yours sincerely,



Tim Raimond

Deputy Secretary  
Planning and Land Use Strategy

Encl: Gateway determination  
Letter to Proponent

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-3979):** To amend *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, to rezone the Appin (Part) Precinct site for urban development and conservation purposes, and associated amendments.

I, the Tim Raimond, Deputy Secretary, Planning and Land Use Strategy at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that above planning proposal should proceed subject to the following conditions:

1. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9.1 of the Act:

- Transport for NSW
- Sydney Water
- Heritage NSW
- NSW Health
- Wollondilly Shire Council
- Campbelltown City Council
- Environment and Heritage Group
- Schools Infrastructure NSW
- NSW Rural Fire Service
- Division of Resources and Geoscience of the Department of Regional NSW
- Water NSW
- Tharawal Local Aboriginal Land Council
- Subsidence NSW

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 28 days to comment on the proposal.

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

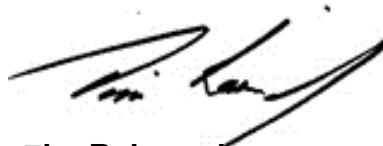
(a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 days; and

(b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022).

Exhibition must commence within one month following the date of the gateway determination.

3. The planning proposal must be reported to the Planning Secretary, as Planning Proposal Authority, for a final recommendation 5 months from the date of the Gateway determination.
4. The timeframe for completing the LEP is to be 8 months from the date of the Gateway determination.
5. Given the nature of the proposal, the Planning Secretary is not authorised to be the local plan-making authority.
6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act
7. The LEP should be completed on or before 17 July 2023.

Dated: Sixteenth day of November 2022



**Tim Raimond**  
**Deputy Secretary**  
**Planning and Land Use Strategy**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning**

## Department of Planning and Environment

Our ref: IRF22/3562

Mr David Gallant  
Chief Executive Office  
Walker Group Holdings Pty Ltd  
GPO Box 4073  
Sydney NSW 2001

Attention: Ms Nicole Topple

Via email: [David.Gallant@walkercorp.com.au](mailto:David.Gallant@walkercorp.com.au); [Nicole.Topple@walkercorp.com.au](mailto:Nicole.Topple@walkercorp.com.au)

16 November 2022

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**Subject: Planning proposal (PP-2022-3979) to amend State Environmental Planning Policy (Precincts – Western Parkland City) 2021, to rezone the Appin (Part) Precinct site for urban development and conservation purposes, and associated amendments**

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As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

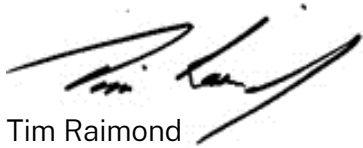
I note that the proposal has largely been updated to address the final feedback arising from the Technical Assurance Panel program. One outstanding matter is the identification and visual representation of the Outer Sydney Orbital Stage 2 (OSO2). Although the alignment of the OSO2 has been shown as agreed in the Technical Assurance Panel program, it has been labelled as ‘North-South Connection’ and is visually shown as a lesser road to the ‘East-West Connection’. The proposal must be updated to accurately reflect the role and function of the OSO2 following public exhibition, including potential refinement of the intersection of the OSO2 with the East-West Connection.

The planning proposal will be publicly exhibited for a minimum of 28 days as required under section 3.34(2)(c) and clause 4 of Schedule 1 of the Act. The timeframe for completing the planning proposal is to be 8 months from the date of the Gateway determination

## Department of Planning and Environment

Should you have any enquiries about this matter, I have arranged for Adrian Hohenzollern, Director Western (Metro West) to assist you on 9860 1505.

Yours sincerely

A handwritten signature in black ink, appearing to read "Tim Raimond".

Tim Raimond

Deputy Secretary  
Planning and Land Use Strategy

Encl: Gateway determination