

## Department of Planning and Environment

Our ref: IRF22/3562

Mr Michael Cassel  
Planning Secretary  
Department of Planning and Environment  
4 Parramatta Square,  
PARRAMATTA NSW 2150

Via email: [osecgov.services@dpie.nsw.gov.au](mailto:osecgov.services@dpie.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 (WPC SEPP)*, to rezone the Appin (Part) Precinct site within the Greater Macarthur Growth**

Dear Mr Cassel

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) to rezone the Appin (Part) Precinct site for urban development and conservation purposes.

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.

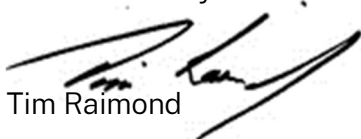
I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with section 9.1 Ministerial Direction's 1.4, 4.3, and 9.1 is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

I have determined not to authorise the Secretary to be the local plan-making authority to enable the finalisation of the proposal to be carried out by the Department of Planning and Environment (the Department) under delegation of the Minister. This is consistent with standard practice where the Planning Proposal Authority is often not authorised to also be the local plan-making authority for certain proposals.

The amending instrument should be publicly exhibited as soon as possible and is to be finalised on or before 17 July 2023. The Secretary's request for the Department to draft and finalise the proposal should be made eight weeks in advance of the finalisation date. The NSW Government has committed to reduce the time taken to complete planning proposals. The Department will seek to ensure the timeframes outlined in the gateway determination are met.

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

CC: Wollondilly Shire Council