NSW GOVERNMENT | Planning & Environment

17/03923

Ms Lynelle Briggs, AO
Chair
Planning Assessment Commission
Level 3, 201 Elizabeth Street
Sydney NSW 2000

Dear Ms ~~Briggs~~ Lynelle

Request for Gateway Review – Referral to Planning Assessment Commission

I am writing to advise the Planning Assessment Commission (the Commission) that a Gateway review request, dated 25 January 2016, has been submitted to the Minister for Planning and Environment for consideration. Details of the planning proposal are summarised below:

Dept. Ref. No:	PP_2016_WOLLY_005_00
LGA:	Wollondilly
LEP to be Amended:	Wollondilly Local Environmental Plan 2011
Address/ Location:	80 Silverdale road, The Oaks
Proposal:	Proposed rezoning from RU2 Rural Landscape to R5 Large Lot Residential and amend the lot size from 40ha to a minimum lot size to be determined following specialist studies.

The proponent is seeking a review of the Gateway determination. Presenting alternative planning controls and seeking an alteration to the Gateway determination.

The role of the Commission
The Commission is requested to review the planning proposal and prepare its advice concerning the merits of the request for review. The advice should include a clear and concise recommendation to the Minister confirming whether or not, in the opinion of the Commission, the planning proposal should proceed past Gateway in accordance with the original submission.

The advice and recommendation should be provided within 28 days of the date of this request for review and sent to the Sydney West Region office of the Department of Planning and Environment.

Enclosed supporting information
The following information and documents are enclosed to assist the Commission in its review of the planning proposal:

- Proponents request for review, together with application form, supporting information and relevant correspondence;
- Department's justification assessment and recommendation to the Deputy Secretary, Planning Services;
- Deputy Secretary's endorsement; and
- Planning Assessment Commission advice and recommendation template.

Further information on independent reviews
The department's *'A guide to preparing local environmental plans'* provides advice on procedures for the various stages in the independent review process. The guide is available on-line at www.planning.nsw.gov.au/gateway-process.

Should you have any questions in regard to this matter, please contact Stuart McIntosh, of the Sydney West Region office of the Department of Planning and Environment, on 02 9860 1551.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services
19/01/2017
Delegate of the Greater Sydney Commission

Encl:
Tab A – Gateway Review Briefing Report
Tab C – The Oaks North Planning Proposal
Tab D – Gateway determination
Tab E – COPRAD application for a review of Gateway
Tab F – COPRAD concept layout plan
Tab G – Willow Tree Planning Proposal
Tab H – Council Report and Resolution July 2016
Tab I – Council Report and Resolution Oct 2016
Tab J – Department Planning Team Report
Tab K – Wollondilly Shire Council Comments
Tab L – WaterNSW
Tab M – Sydney Water response to Council