

Mr David Johnston
55 Wire Lane
BERRY 2535

By email: dajohn2@bigpond.com

Dear Mr Johnston

Gateway determination review – planning proposal PP_2020_SHOAL_003_00

I write to inform you that the Department of Planning, Industry and Environment has considered the advice issued by the Independent Planning Commission on 13 October 2020 for the Gateway determination review for 55 Wire Lane Berry.

I have considered the reasons for the Gateway determination issued by the Minister's delegate on 10 June 2020, your submission outlining why the Gateway determination should be altered and the Commission's advice. I have enclosed a copy of the advice for your reference.

The Commission considers that the planning proposal does not have strategic merit as:

- it is inconsistent with the locational housing objectives established in State, regional and local planning strategies and relevant environmental planning instruments given it is not located in an area identified for future residential development;
- it is inconsistent with the rural land management objectives of State, regional and local planning strategies and environmental planning instruments which aim to maintain the rural character of the region and avoid the fragmentation of productive rural land; and
- any future consideration on whether to rezone this land should be considered within the broader suite of strategic work to be undertaken in accordance with Council's LSPS.

I have determined as delegate of the Minister that the Gateway determination issued on 10 June 2020 should not be altered and the planning proposal PP_2020_SHOAL_003_00 should not proceed for the reasons outlined in the Gateway determination and the Commission's advice. Please note there is no opportunity to appeal this decision.

Should you have any enquiries about this matter, I have arranged for Ms Sarah Lees, Director Southern Region, at the Department to assist you. Ms Lees can be contacted on 42471810.

Yours sincerely



27.10.2020
Tim Hurst
Deputy Secretary
Local Government, Policy and Planning

Encl: Independent Planning Commission's advice for Gateway determination review