

Mato Prskalo

From: Mato Prskalo
Sent: Tuesday, 16 September 2014 8:52 AM
To: Mato Prskalo
Subject: FW: LAOPS Planning Proposal - Request for Alteration of Gateway Determination

From: Karl Fetterplace [<mailto:karl.fetterplace@wollondilly.nsw.gov.au>]
Sent: Thursday, 7 August 2014 3:21 PM
To: Mato Prskalo
Cc: Stephen Gardiner; Grant Rokobauer; Paul Hume
Subject: LAOPS Planning Proposal - Request for Alteration of Gateway Determination

Hi Mato,

In accordance with your advice below, we would like to seek an Alteration of Gateway Determination for the LAOPS Planning Proposal. The requested alteration relates to Condition 1 of the Determination, which requires Council to consider rezoning rural land to the east of the site.

Council has resolved to include this rural land (Lot 1 DP 442640) in the Planning Proposal and zone it B1 Neighbourhood Centre with a 9m building height (no minimum lot size), as per the attached Council report and minutes. I would have sought an alteration to the gateway determination sooner only I thought that one was not required if compliance with a condition was met – this has in part led to Carolyn seeking clarification on this matter this week. I also believed that an alteration wasn't required due to the advice you provided in the attached email, but have since re-read it and determined that you may have only been confirming that the revised gateway was not required for the proposed zoning boundary (minimal change to straighten out the joining of the R2 and R5 zones) and inclusion of a biodiversity layer.

As per my previous email on 4 August 2014 and your advice below, we now consider it appropriate to include an environmental protection zone as well, however we are still determining whether this will be E2 or E3 and also still determining the amount of land to which this will apply. Ordinarily I would wish to "tidy up" the gateway determination by seeking to also include a reference to an environmental zone, but as we have not yet reached an outcome, I would like to seek an alteration to the gateway determination only to include the additional land now, so that we are not delayed in exhibiting once we have decided upon an appropriate E zone. I hope to have decided on an appropriate environmental zone within the next couple of weeks.

Therefore, we please be issued with an Alteration of Gateway Determination regarding the additional land.

Regards,

Karl Fetterplace | Strategic Planner

Wollondilly Shire Council | PO Box 21 Picton NSW 2571

P (02) 4677 8285 | **E** karl.fetterplace@wollondilly.nsw.gov.au | **W** www.wollondilly.nsw.gov.au