



Ms Toni Averay
Director Planning
Wollondilly Shire Council
PO Box 21
PICTON NSW2571

Dear Ms Averay

I am responding to Council's request seeking advice on the progression of the East Picton Planning Proposal (PP_2013_WOLLY_002_00).

I appreciate that Council is addressing a number of issues to progress this planning proposal and considered these issues as described in Council's letter.

I have determined that due to the magnitude of the proposed changes to the minimum lot sizes that this would constitute a new planning proposal. Therefore, a Gateway Alteration is not appropriate for this situation and Council would need to lodge a new planning proposal for Gateway assessment.

Should Council wish to pursue the changes to the planning proposal, it would be necessary for Council to resolve to finalise the current planning proposal and then seek a Gateway determination for the new planning proposal.

As you would know, the current planning proposal was issued a Gateway determination prior to the release of the Western City District Plan (the District Plan) in March 2018. The District Plan includes a planning priority which restricts urban development such as new housing development in the Metropolitan Rural Area. With consideration of this planning priority, it is unlikely that a new planning proposal for the site would be issued with a Gateway determination due to the inconsistency with the District Plan.

In light of the above, I encourage Council to resolve to finalise its consideration of the planning proposal and advise the Department of the outcome. I would appreciate it if you would advise in writing of the meeting date proposed for Council to consider the matter.

I have also taken this opportunity to extend the completion date for the planning proposal to 1 May 2020. Enclosed is the Alteration of Gateway determination for your records.

If you have any questions, please contact Mr Sebastian Tauni, Senior Planning Officer, Western on 8217 2018.

Yours sincerely

09/03/20

Catherine Van Laeren
Acting Executive Director
Central River City and Western Parkland City

Encl. Alteration of Gateway determination