

Mr Luke Johnson
General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Dear Mr Johnson

Planning proposal PP_2011_WOLLY_017_00 – Alteration of Gateway determination

I refer to your letter in relation planning proposal PP_2011_WOLLY_017_00, seeking a four month extension to complete planning the proposal for the rezoning of land at Fairley's and Abbotsford Road, Picton (Part Lot 1 DP 1086066) for residential, environmental management and public recreation land uses.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 24 April 2012 for PP_2011_WOLLY_017_00 (as altered).

I have also reviewed the submission from the Heritage Division of the Office of Environment and Heritage to Council dated 20 September 2017. The Heritage Division has not objected to the proposal, but made recommendations to Council to consider prior to finalisation.

The Department's *A Guide to Preparing Planning Proposals* notes that *a planning proposal relates only to a LEP amendment. It is not a development application nor does it consider specific detailed matters that should form part of a development application*. While the Department supports any measure to ensure better heritage outcomes in relation to future development on the site, it is considered appropriate that a Heritage Impact Statement be considered if necessary, as part any future Development Application on the site.

Further, a Development Control Plan will assist Council in the assessment of any future Development Application, and provide further guidance to applicants when preparing their application documentation. However, in relation to the current Planning Proposal, given the extent of technical studies undertaken to date, and the time taken to finalise this proposal, I encourage Council to consider proceeding to finalisation under the existing delegation.

Alternatively, should Council consider the Heritage Division's submission an unresolvable objection to the proposal, Council may decide not exercise delegation.

In these circumstances Council should forward the proposal to the Department for finalisation without further delay. As such, I have provided Council with the requested 4-month extension to either finalise the proposal under delegation, or forward the proposal to the Department for finalisation. The Alteration of Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Adrian Hohenzollern to assist you. Mr Hohenzollern can be contacted on (02) 9860 1505.

Yours sincerely

A handwritten signature in black ink, reading 'Ann-Maree Carruthers'. The signature is written in a cursive, flowing style.

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

Encl: Alteration of Gateway determination