



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

16/03517

Attention: Ms Carolyn Whitten

Dear Mr Johnson

**Planning Proposal (PP_2015_WOLLY_002_00) Coull Street, Picton – Alteration
of Gateway Determination**

I refer to Council's letter requesting that the Minister determines that the planning proposal does not proceed.

As delegate of the Greater Sydney Commission, I have decided, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, and in considering Council's resolution, to alter the Gateway determination dated 16 April 2015 not to proceed with the above planning proposal.

My reasons for this decision are based on:

- the proposal is inconsistent with Section 117 Direction 4.3 – Flood Prone Land; and
- the unresolved agency objection from the Office of Environment and Heritage that the flood related specialist study submitted with the planning proposal is inadequate and further information to adequately justify the development of the site which is flood prone land.

Should you have any further enquiries about this matter, I have arranged for Mrs Catherine Van Laeren, Director, Sydney Region West of the Department of Planning and Environment to assist you. Mrs Van Laeren can be contacted on (02) 9860 1520 or by email Catherine.Vanlaeren@planning.nsw.gov.au.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

04/07/2016

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_WOLLY_002_00)

I, the Deputy Secretary, Planning Services, Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to alter the Gateway determination dated 16 April 2015 for the proposed amendment to *Wollondilly Local Environmental Plan 2011* as follows:

1. Delete the following paragraphs:

I, Simon Manoski, the A/General Manager, Metropolitan Region, Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act), that an amendment to the *Wollondilly Local Environmental Plan 2011* to facilitate the above proposal, should proceed subject to the following conditions:

Prior to undertaking community consultation, Council is required to satisfy conditions 1 to 4 below.

2. Delete Conditions 1 to 10.

3. Insert the following:

I, the Deputy Secretary, Planning Services, Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the *Wollondilly Local Environmental Plan 2011* to facilitate the above proposal should not proceed for the following reasons:

- 1) The proposal is inconsistent with Section 117 Direction 4.3 – Flood Prone Land;
and
- 2) the unresolved agency objection from the Office of Environment and Heritage that the flood related specialist study submitted with the planning proposal is inadequate and further information is required to adequately justify the development of the site which is flood prone land.

Dated 4th day of July 2016



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission