



Mr Peter Strudwick
Director
Urbis, Tower 2 Level 23 Darling Park
201 Sussex Street
SYDNEY NSW 2000

15/09291

Dear Mr Strudwick

Sutherland Shire Local Environmental Plan 2006 (Amendment to Barden Ridge Neighbourhood Centre)

I refer to the planning proposal to rezone land at 152 Old Illawarra Road, Barden Ridge from zone 10 Neighbourhood Centre to zone 9 Local Centre by amending the Sutherland Shire Local Environmental Plan 2006 (the Plan).

I note the Panel's recommendation that the matter not proceed to notification, following community consultation and public hearing.

The Department's post-exhibition assessment has concluded and as a result, as the Minister's delegate, I have decided not to make the Plan under section 59(2)(b) of the *Environmental Planning and Assessment Act 1979*. The matters considered are:

- the planning proposal does not demonstrate a clear consistency with *A Plan for Growing Sydney*;
- it is inconsistent with Council's established retail hierarchy and local planning framework (Local Environment Plan and Development Control Plan);
- it received significant community opposition in response to a number of merit based criteria associated with the proposal including traffic, residential amenity and strong preference for a low scale neighbourhood centre; and
- the Panel, post exhibition, recommendation to the Minister that the planning proposal should not proceed to notification.

If you have any questions regarding this matter, please contact Mr Lee Mulvey, of the Metropolitan (CBD) branch on (02) 9228 6512.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

15/12/2015