

## Nick Thistleton

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**From:** Alison Kniha <Alison.Kniha@waternsw.com.au>  
**Sent:** Tuesday, 5 March 2019 1:31 PM  
**To:** Kate Wooll  
**Cc:** Girja Sharma; Nick Thistleton  
**Subject:** RE: NSW DPE - PP 2019 GOULB 001 745 CROOKWELL ROAD KINGSDALE GATEWAY DETERMINATION

Good Afternoon Kate,

Thank you for your email regarding the Stimson & Baker response and DPE's condition for the gateway determination.

You will note from our original response, in the absence of a clear category for restaurant, the risk to water quality was assessed as Low. It is appropriate for the assessment of a neutral or beneficial effect on water quality to be made at the DA stage, and WaterNSW does not require any further information prior to the exhibition of the Planning Proposal.

Please note the DA will require referral to WaterNSW for concurrence as per the Sydney Drinking Water Catchment SEPP.

If you have any questions regarding this email, please contact me.

Regards  
Alison

**Alison Kniha**  
Catchment Protection Planning Manager



PO Box 398, Parramatta NSW 2124  
Level 14, 169 Macquarie Street  
Parramatta NSW 2150  
**T:** 02 9865 2505  
**M:** 0407 088 372  
[alison.kniha@waternsw.com.au](mailto:alison.kniha@waternsw.com.au)  
[www.waternsw.com.au](http://www.waternsw.com.au)

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**From:** Kate Wooll  
**Sent:** Friday, 1 March 2019 2:25 PM  
**To:** Environmental Assessments

Dear Alison,

The NSW Department of Planning and Environment has issued the gateway determination for the above Planning Proposal. Please note that Condition 1 of the determination requires further consultation with Water NSW as follows:

1. *Prior to exhibition further consultation with WaterNSW is required to more fully address all relevant issues, including NorBE (Neutral or Beneficial Effect) referred to in WaterNSW's letter to Stimson and Baker Planning dated 13 November 2017. Any additional information provided is to be included in the exhibition of the planning proposal.*

The submitted Planning Proposal by Stimson and Baker states on page 13 section 5.2 (attached) that advice from Water NSW concludes that the proposal is low risk and that further details can be provided at DA stage as follows:

		It is considered that the proposed Direction.
<b>5.</b>	<b>Housing, Infrastructure and Urban Development</b>	
5.2	Sydney Drinking Water Catchments	Pre-lodgement consultations with WaterNSW in respect of this proposal. WaterNSW concludes the proposal can be provided at the time of any DA demonstrating protection of the catchment.
<b>6.</b>	<b>Local Plan Making</b>	
6.3	Site Specific Provisions	There are no additional development provisions imposed as a result of future land use will not be inconsistent with objectives.
This direction seeks to discourage unnecessary site restrictions and specific planning controls.		The proposal is inconsistent with the objectives, however the inconsistency is of minor significance, given the minor nature of the proposal. The Secretary is recommending the proposal.

Council is seeking advice from Water NSW to confirm whether the comment made in 5.2 above is accurate , or advice as to the additional information to be provided by the proponent to satisfy the comments made by Water NSW in November, 2017 regarding site suitability.

Please also find attached a copy of the NSW DPE gateway determination for your records.

If you have any further questions regarding this matter please do not hesitate to contact me.

Regards, Kate

Kate Wooll  
Business Manager Strategic Planning

P: 02 4823 4444  
Goulburn Mulwaree Council | Locked Bag 22 Goulburn NSW 2580  
W: [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au) | [Find us on Facebook](#)



**From:** George Curtis [<mailto:George.Curtis@planning.nsw.gov.au>]  
**Sent:** Thursday, 28 February 2019 4:30 PM  
**To:** Nick Thistleton <[Nick.Thistleton@goulburn.nsw.gov.au](mailto:Nick.Thistleton@goulburn.nsw.gov.au)>  
**Cc:** Kate Wooll <[Kate.Wooll@goulburn.nsw.gov.au](mailto:Kate.Wooll@goulburn.nsw.gov.au)>  
**Subject:** PP 2019 GOULB 001 745 CROOKWELL ROAD KINGSDALE GATEWAY DETERMINATION

Hello Nick

Please see attached Gateway determination and letter for the Kingsdale Wines Planning Proposal which was signed today. The Gateway determination and other documentation can be viewed on the Department's LEPs website which is located at <http://leptracking.planning.nsw.gov.au/>.

Don't hesitate to contact me if I can be of any further assistance.

Regards

George Curtis  
Acting Team Leader  
Southern Region  
Department of Planning & Environment  
PO Box 5475 Wollongong NSW 2500  
T 02 42471824 Email: [George.curtis@planning.nsw.gov.au](mailto:George.curtis@planning.nsw.gov.au)