



Ms Ellen Robertshaw
DFP Planning Consultants
PO Box 230
PENNANT HILLS NSW 1715

Dear Ms Robertshaw

I am writing in relation to the Gateway Review for the rezoning of Lot 33 and 34 DP 243029, Tura Beach. I have given consideration to the reasons for the Gateway determination issued on 15 August 2016, your submission about why the Gateway determination should be altered, the views of the Council, and the advice from the Southern Joint Regional Planning Panel (the Panel). I have attached a copy of the Panel's advice for your reference.

I have determined that the Gateway determination issued on 15 August 2016 should not be altered and that Planning Proposal PP_2016_BEGAV_001_00 should not proceed. Please note that there is no opportunity to appeal this decision.

I acknowledge the Panel has made several recommendations in relation to the suitability for a new Planning Proposal to be lodged over the site that would address a number of the concerns raised at the Gateway and allow Council to consider the development and use of the land as a 'Hardware and building supplies' facility.

If the proponent would like to pursue another proposal in line with the additional recommendations of the Panel, I would encourage you to discuss this with Council.

I have advised Council should they seek to consider future uses on the site they should review the strategic context as a matter of priority.

Should you have any further questions in relation to this matter, please contact Ms Karen Armstrong, Director Regions, Southern, at the Department on (02) 4224 9450.

Yours faithfully

Marcus Ray
Deputy Secretary
Planning Services

23/03/2017

End: Planning Panel Recommendation