

Our Reference: CM 11262-3

Director Western Team – Place, Design and Public Spaces
Department of Planning, Industry & Environment
c/o Adrian.hohenzollern@planning.nsw.gov.au

Attn: Mr Adrian Hohenzollern

15 March 2021

Dear Adrian,

REQUEST FOR GATEWAY DETERMINATION – EVENTS & VISITOR ECONOMY DRAFT PLANNING PROPOSAL (LEP REVIEW PROGRAM STAGE 1A)

Wollondilly Shire Council is seeking a Gateway determination for the Events & Visitor Economy Draft Planning Proposal (LEP Review Program Stage 1A).

Council is also seeking to be nominated as the authorised local plan-making authority for this proposal.

The Stage 1A Planning Proposal now seeks to progress a number of amendments removed from the Stage 1 Planning Proposal last year as they required the preparation of a Strategic Bush Fire Study to provide the strategic planning phase assessment required under NSW Rural Fire Service's *Planning for Bush Fire Protection 2019*.

The Stage 1A Planning Proposal is a priority for Council and, once in place, will assist local businesses and communities in their recovery from the impacts of the drought, Black Summer Fires, February 2020 flood event and the ongoing COVID-19 pandemic.

This draft planning proposal has been prepared on the basis of a memorandum provided by EcoLogical Australia (the consultant) which provides a summary of the recommendations. The Bush Fire Study is currently being finalised and will be provided under separate cover shortly. Some minor adjustments may be required to the planning proposal once the finalised study is available, however, this early submission will enable the Department to commence an assessment of this priority proposal.

It is also noted that the Department has recently released an Explanation of Intended Effect related to proposed amendments to support farm businesses and regional economies. In particular, there are similarities between the amendments in that document and the Stage 1A Planning Proposal. We look forward to a consistent approach from the Department as these matters progress. Wherever possible, we are open to accepting the better planning outcome, and supporting further opportunities for rural tourism and so if needed, we are open to those if it does not delay the proposal

The following documents are attached to support this request:

- Council's Draft Planning Proposal
- Wollondilly Shire Council Meeting Minutes and Agenda (2 meetings)
- Wollondilly Local Planning Panel Meeting Minutes and Agenda
- Destination Weddings & Business Conferencing; Strategic Review Report

The attached planning proposal has been prepared in accordance with Division 3.4 of the EP&A Act and also the Department's guidance documents; '*A guide to preparing a planning proposal*' and '*A guide to preparing local environmental plans*'.

If you require further information regarding this matter please contact Carolyn Whitten, Strategic Planning Team Leader, on 4677 9551 or carolyn.whitten@wollondilly.nsw.gov.au.

Yours faithfully



Toni Averay
Director Planning