

Mr Ben Taylor
Chief Executive Officer
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Dear Mr Taylor

Planning Proposal PP-2021-6443 to amend Wollondilly Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) in respect of the planning proposal which seeks to amend the Wollondilly Local Environmental Plan 2011 by introducing amended planning controls applying to the site at 2 Jarvisfield Road, Picton.

As delegate of the Minister for Planning under section 3.34(2)(a) of the EP&A Act, I have determined that the planning proposal, in its present form, should not proceed.

In making this decision I acknowledge that the planning proposal seeks to provide additional housing supply in the Wollondilly Shire. However, it is considered that the proposal for medium density seniors housing in this location does not have strategic merit as it is inconsistent with the current strategic planning framework, which includes the Western City District Plan and Council's Local Strategic Planning Statement. Growth areas and existing residential zoned land with adequate infrastructure and other services are better suited to support this type of development. The Gateway determination attached further outlines the reasons why the proposal is not supported.

I note that Council is working with the Department to finalise Council's Stage 1A - Events & Visitor Economy Planning Proposal including function centres, artisan food and drink industry, eco-tourist facilities and markets which are considered more appropriate land uses to support to the objectives of the RU2 Rural Landscape Zone in this location, and will provide a range of additional land use options for the site.

Should you have any enquiries, I have arranged for Ms Gwenda Kullen to assist you. Ms Kullen can be contacted on 9860 1530

Yours sincerely



18/05/2022

Catherine Van Laeren
Executive Director, Metro West
Planning and Land Use Strategy.