

Ms Louise McMahon,
Director, Agile Planning
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

30 October 2023

Dear Ms McMahon

Request for an alteration of Gateway determination for PP-2021-6630 143 Stoney Creek Road, Beverley Hills Planning Proposal

The Strategic Planning Panel of the South Sydney Planning Panel (Panel) is the Planning Proposal Authority (PPA) for the 143 Stoney Creek Road, Beverley Hills Planning Proposal (PP-2021-6630). The planning proposal seeks to rezone the land to high density residential, introduce building and lot size controls and permit office premises and business premises as additional permitted uses on the site.

The Panel has determined to not proceed with the planning proposal and to request the Minister's delegate to determine that the matter not proceed. The Panel has found that the proposal does not warrant support to proceed and should not be made, because of:

- the flood risks and uncertainty as to how those risks could be mitigated to an acceptable level;
- the increase in residential density exposes more people to risk; and
- the land is situated in a flood planning area, and the Planning Proposal's inconsistency with the Section 9.1 Ministerial Direction 4.1 Flooding has not been justified when considered in accordance with the *Floodplain Development Manual 2023*.

On 27 October 2023, the Panel determined to request an alteration to the Gateway determination to no longer proceed with the planning proposal (attached Panel's Record of Decision). Accordingly, I am writing to you to make the request for an alteration to the Gateway determination.

Should you have any questions with the Panel's request and Record of Decision please contact Ms Lisa Kennedy, Senior Case Manager, Strategic Planning Panels Secretariat on 4248 1827 or via email to lisa.kennedy@planning.nsw.gov.au

Yours sincerely,



Annelise Tuor
Chair, Strategic Planning Panel of
the Sydney South Planning Panel

encl. Record of Decision