

Gayan Wickramasinghe

From: Bec Martin <rebecca.martin@dpie.nsw.gov.au>
Sent: Wednesday, 25 June 2025 3:46 PM
To: Gayan Wickramasinghe
Cc: Tim Collins
Subject: RE: PP-2024-2110 - Gateway Conditions – Planning Proposal Referral and Next Steps
Attachments: Letter to Council - Satisfy Conditions 1 and 2 - PP-2024-2110.pdf

Hi Gayan,

Thank you for your patience. Please find attached letter confirming satisfaction of conditions and to proceed.

Kind Regards,

Bec Martin (she/her)

Planning Officer

Southern, Western and Macarthur Region

Local Planning and Council Support | NSW Department of Planning, Housing and Infrastructure

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The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land.

We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



The Department of Planning and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for Elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

From: Gayan Wickramasinghe <GWickramasinghe@greaterhume.nsw.gov.au>

Sent: Thursday, 5 June 2025 9:53 AM

To: Kimberley Beencke <Kimberley.Beencke@planning.nsw.gov.au>; Meredith McIntyre

<Meredith.McIntyre@planning.nsw.gov.au>

Subject: RE: PP-2024-2110 - Gateway Conditions – Planning Proposal Referral and Next Steps

Good morning Kimberley and Meredith,

Council has received the attached response from the Flood Division within the NSW Department of Climate Change, Energy, the Environment and Water. This response follows Council's referral to satisfy Gateway Determination Condition 2 (attached).

The Department has advised that they are satisfied the Planning Proposal can be finalised, even though it has not yet demonstrated that the site can safely accommodate seniors housing up to the Probable Maximum Flood (PMF) event with mitigation measures. This is on the basis that an amended Flood Impact Risk Assessment (FIRA) will be required to accompany any future development application for seniors housing.

Given this, Council considers that both the Department and Council can be satisfied that Gateway Condition 1(b) has been met. Could you please confirm whether the Department is satisfied with this approach?

Regarding Gateway Condition 1(a), Council has advised the applicant to amend the Planning Proposal to incorporate reference to a split zone clause. The applicant has now updated the Planning Proposal, which is available on the Portal under the 'Draft Planning Proposal' tab. A copy is also attached for your convenience.

Draft Planning Proposal	<input checked="" type="checkbox"/>	197 Urana Street, Jindera - Planning Proposal - V2.pdf PUBLISHED
	<input type="checkbox"/>	197 Urana Street, Jindera - Planning Proposal_PP-2024-2110_V1.pdf
	<input type="checkbox"/>	197 Urana Street, Jindera - Planning Proposal.pdf
	<input type="checkbox"/>	197 Urana Street - Flood Impact Assessment - Addendum.pdf PUBLISHED

In accordance with Gateway Condition 3, Council is required to forward a copy of the proposal to the Department (Minister) prior to public exhibition. Could you please confirm whether this email satisfies that requirement, or if an alternative method of submission is preferred?

Thank you for your time and assistance.

I look forward to your response.

Kind regards,

Gayan Wickramasinghe
Senior Town Planner
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