



PH/MB/06012015

6 January 2015

Mr Ashley Albury
General Manager
Western Region
Department of Planning and Environment
PO Box 58
DUBBO NSW 2830

Dear Mr Albury

RE: REQUEST FOR GATEWAY- DRAFT PLANNING PROPOSAL TO PHASE OUT EXISTING HOLDING PROVISIONS IN FAVOUR OF LOT SIZING AND TO ADDRESS ANOMALIES. PROPOSED WELLINGTON LEP 2012 AMENDMENT No. 3.

At its meeting held 17 December 2014, Council considered a report recommending three draft planning proposals proceed to request for Gateway determination.

Council resolved, pursuant to Section 56 of the Act to, forward all three proposals to the Department of Environment and Planning requesting Gateway.

Given the processing times of each plan will vary, Council has divided the proposals into three separate applications for Gateway.

This Gateway request is for a Planning Proposal to phase out the complicated Existing Holding Provisions in the Wellington LEP 2012 and replace them with Lot Sizing. The proposal also seeks to regularise a small number of anomalies concerning about 14 vacant existing holdings.

Please find accompanying this letter:

1. The Planning proposal entitled
"A PROPOSAL TO AMEND WELLINGTON LEP 2012 TO INCORPORATE AMENDMENTS TO THE LOT SIZE MAP TO ADDRESS SOME ANOMALIES AND TO IDENTIFY EXISTING HOLDINGS."
2. A CD containing pdf maps prepared in accordance with the departments requirements.
3. A completed checklist as specified in attachment 1 of the "Guide for preparing planning Proposals".
4. Council is not seeking delegation to process this proposal as it seeks to make changes to the Standard Instrument and as such this proposal will likely need to be processed by the Department.

5. A copy of the relevant Council minute and report.

Council wishes to advise it is not aware of any conflict of interest or political donations that affect this Planning Proposal.

For any further information please contact me on (02) 6840 1736.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Harlow', written over a large, loopy circular flourish.

Peter Harlow
Director Strategic and Planning Services