

Our Reference: TRIM 7142 KC:SG

Ann-Maree Carruthers  
Director Sydney Region (West)  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

6 March 2018

Dear Ms Carruthers,

**RE: REQUEST FOR GATEWAY DETERMINATION – STILTON LANE PLANNING PROPOSAL**

The purpose of this letter is to seek a Gateway Determination for the Stilton Lane Planning Proposal.

At its Ordinary Council Meeting held on 11 December 2017, Wollondilly Shire Council resolved as follows:

1. That Council support the preparation of a modified Planning Proposal for land being:

Address	Lot/DP
5 Stilton Lane	10//583245
10 Stilton Lane	1//583248
10A Stilton Lane	1//865604
15 Stilton Lane	2//583247
20 Stilton Lane	4//1180702
30 Stilton Lane	53//251857
40 Stilton Lane	54//251857
50 Stilton Lane	55//251857
60 Stilton Lane	1//1180702
2420 Remembrance Drive	60//979250
2430 Remembrance Drive	61//979250
2440 Remembrance Drive	2//1180702
2440A Remembrance Drive	201//1180801

To amend Wollondilly Local Environmental Plan, 2011 as follows:

- Amend the Land Zoning Map to rezone land from:
  - RU2 Rural Landscape to IN2 Light Industrial, SP3 Tourist, E2 Environmental Conservation and RU4 Primary Production Small Lots
  - SP2 Infrastructure to RU2 Rural Residential and SP3 Tourist
  - RU2 Rural Landscape to SP2 Infrastructure (Railway); generally in accordance with the land zone map at Attachment 3.
- Amend the Lot Size Map from a minimum lot size category of 16 hectares to:
  - no minimum lot size for E2 Environmental Conservation, SP2 Infrastructure (Railway) (current and proposed) and SP3 Tourist
  - 1500 sqm for IN2 Light Industrial Zone
  - 4 ha for RU4 Primary Production Small Lots
  - 4 ha for the residue RU2 Rural Landscape Zone; generally in accordance with the lot size map at Attachment 4.

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- Amend the Natural Resources Biodiversity map in accordance with the findings of a Flora and Fauna study.
- Amend the Height of Buildings Map from no Maximum Building Height to a Maximum Building Height Category of 9 metres for the IN1 Light Industrial Zone and SP3 Tourist Zone. The rural zones would retain the no maximum building height category.
- Amend the Land Use Table to include Zone SP3 Tourist as detailed below:  
Zone SP3 Tourist

1. Objectives of zone

To provide for a variety of tourist-oriented development and related uses.

2. Permitted without consent

Nil.

3. Permitted with consent

Food and drink premises; Camping grounds; Eco-tourist facilities; Function centres; Tourist and visitor accommodation.

4. Prohibited

Any other development not specified in item 2 or 3.

2. That the Planning Proposal be forwarded to the Minister for Planning and Environment for a Gateway Determination.

3. That Council request the Minister to grant Council delegation to make the amendments to Wollondilly Local Environmental Plan, 2011 in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979.

4. That the applicant and submitters be notified of Council's Resolution.

In accordance with the above resolutions, Council now requests a Gateway Determination in accordance with Section 56 (now 3.34) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Council also requests delegation to make the amendment to WLEP 2011 under section 59 (now 3.36) of the EP&A Act.

The following documents are attached:

- **Council's Planning Proposal including maps**
- **Reports to Council;**
- **Completed Attachment 4 template – Evaluation Criteria for the delegation of plan making functions.**

The attached planning proposal has been prepared in accordance with section 55 (now 3.3) 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 Kitty Carter from Council's Strategic Planning Team on telephone: (02) 4677 9630 or email: [kitty.carter@wollondilly.nsw.gov.au](mailto:kitty.carter@wollondilly.nsw.gov.au)

Yours faithfully



Stephen Gardiner  
**MANAGER SUSTAINABLE GROWTH**