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Our Ref: DOC/13/13975

3 December 2013

Ashley Albury
Regional Director, Western Region
Department of Planning & Infrastructure
PO Box 58
DUBBO NSW 2830

Dear Ashley

WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 LEP - AMENDMENT 3 GOL GOL HEIGHTS MINIMUM LOT SIZE REDUCTION (PP_2013_WENTW_001_00)

Council acknowledge receipt of your email and letter requesting further information regarding the above mentioned planning proposal. Our responses to your requests are outlined below:

- **Clarification of all allotments to be included in the Planning Proposal**

The following table represents all of the allotments to be included within the planning proposal. The table represents all of the allotments within the Zone R5 Large Lot Residential from Wilga Road to the Zone Boundary to the east. The land between Wilga Road and the Gol Gol Creek will remain as R5 Large Lot Residential Land with a minimum lot size of 5000m².

Lot	DP	Area Ha	Lot	DP	Area Ha
1	845486	0.4047	78	756946	16.69
2	845486	0.4047	1	875018	1.578
3	845486	1.492	2	875018	8.69
4	845486	13.38	61	756946	20.663
188	756946	14.75	2	551101	20.63
1	1136930	11.45	1	1128391	0.5030
2	1136930	2.98	2	1128391	12.77
3	1136930	3.47	1	606083	0.4038
72	756946	8.39			
TOTAL AREA 138.65 (ha)					

- **Provide justification for the reduction of the Minimum Lot Site (MLS) for all land to be included in the Planning Proposal.**

The physical location of the requested reduction of the Minimum Lot Size is bounded by Wilga Road through to the Zone R5 Large Lot Residential boundary abutting the boundary of Zone RU1 Primary Agricultural Zone.

The selection of this area is based on the local topography, soil types and the ability to service the area with reticulated water.

Due to the low impact nature of the planning proposal the adjustment was made at an officer level on the basis that the Council endorsed the request for others to be included.

- **Clarification of inconsistencies in supporting documentation**

It is acknowledged that the original planning proposal submitted to Council was only for the consideration of Lot 4 DP 845486. However in a strategic context it is envisaged that similar requests would be forthcoming from adjoining land owners as the development pattern unfolds. This approach was considered to be the best way of achieving the desired outcome in one action in preference to lodging several planning proposals.

This planning proposal is for a reduction of minimum lot size not a rezoning. Any reference to rezoning within previously provided documentation should be replaced by reduction of minimum lot size.

Council routinely considers whether land is suitable for a proposed use in terms of risk and suitability of the site for waste disposal at the Development Application or rezoning stage. As the subject land is already zoned and this planning proposal is requesting a reduction in minimum lot size it is considered appropriate that consideration of Land Capability Assessment occur at the Development Application stage. This is justified by the fact that the Land Capability Assessment for Lot 4 DP 845486 demonstrates that the land is appropriate for less than 3000m². The inclusion of the additional surrounding land is based on the fact that its physical characteristics are similar to Lot 4.

- **Submission of a Deposited Plan as referenced in Attachment A**

The attached map identifies the area for the consideration of the Planning Proposal.

- **Inclusion of all allotments referenced in Council's covering letter and applicable to the Planning Proposal in Attachment E.**

The aspects of this item have been covered in previous sections of this letter.

- **Consideration of State Environmental Planning Policy 55 – Remediation of Land**

SEPP 55 requires that Council routinely considers whether land is suitable for a proposed use in terms of risk from contamination at the Development Application or rezoning stage. As the subject land is already zoned and this planning proposal is requesting a reduction in minimum lot size it is considered appropriate that consideration of this matter occur at the Development Application stage. This is further justified by the fact that the history of the land is horticulture. At the time of the Buronga Gol Gol Urban Release area rezoning several preliminary soil examinations were undertaken on similar use sites and minimal contamination was recorded requiring nil remediation.

- **Whether Council wishes to exercise delegation for the completion of the planning proposal and in what timeframe will Council complete the proposal (9-12 months).**

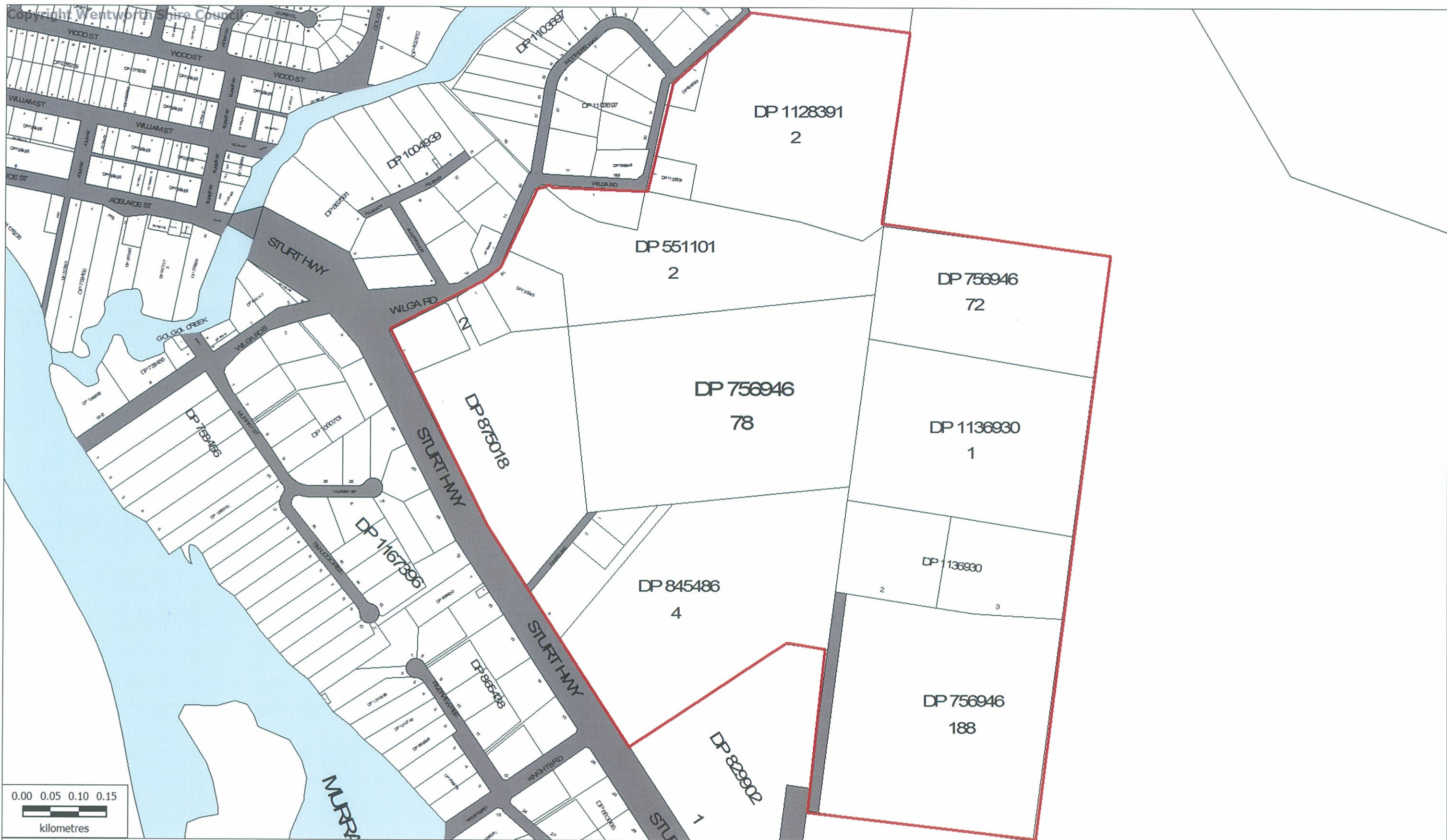
Council wishes to exercise delegation for the completion of the planning proposal in a timeframe of 9 months.

For further information regarding this matter please contact Council on ☎ 03 5027 5027.

Yours faithfully



KEN ROSS
DIRECTOR HEALTH & PLANNING





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Wentworth Local Environmental Plan 2011 - Amendment No 3
WSC Letter Dated 3 December 2013
Attachment A

Legend

- Survey Markers
- ◆ Rural Address Signs
- Towns
- Waterway
- Road

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Current Date: 03 December 2013
Created by: Hailey McKinley
Map width: 2.554
Map scale: 1:6,670
Projection System: MGA94 Zone 54

