



qA321688

14/09687

Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND ENVIRONMENT*Growth Planning***WENTWORTH GATEWAY DETERMINATION: PP 2014 WENTW 002 00**

The attached draft Gateway determination and letter is submitted for the Deputy Secretary's **signature**, if approved.

Note: This Gateway is submitted to the Deputy Secretary because part of the planning proposal (to rezone land at Wilga Road, Gol Gol from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size to 3,000sqm and rezone the former Gol Gol landfill site from R5 to SP1 Special Activities (Wildlife Sanctuary)) is not supported. The proposal to rezone rural land at Wilga Road, Gol Gol for large lot residential purposes is not supported because the planning proposal does not adequately justify the rezoning. Council is currently preparing a new rural residential strategy which will assess the availability and suitability of land for agricultural and rural residential purposes. The rezoning of this site should await the outcomes of this strategy.

While the proposal would provide for 54 new residential lots, the LGA already has a large supply of residential land. Council was asked to justify the rezoning during the LEP Review Panel, however the Panel still recommended to refuse that part of the proposal.

15/7/14

Richard Pearson
Deputy Secretary
Growth Planning

Contact Officer: James Matthews (SM)
Acting Director
Planning Coordination and Support
Phone number: 9228 6505