

Our Reference: TRIM 7549 DS:KC
Your Reference: PP_2013_WOLLY_012_00

Ms Rachel Cumming
Director – Metropolitan Delivery (Parramatta)
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

24 July 2015

Dear Ms Cumming

STARGARD PLANNING PROPOSAL – ALTERATION TO GATEWAY DETERMINATION

Council is seeking an alteration to the Gateway Determination determined on the 10 December 2013 in relation to land being Lots 24, 25, 26, 27, 28 and 29 DP 1173845, being 1, 3, 23, 25, 27 & Lot 29 (unnumbered), Stargard Crescent, Picton previously Lot 24 DP 1087690.

It is proposed that the wording of the description in the Gateway Determination be changed as follows:

Planning proposal (Department Reference PP_2013_WOLLY_012_00): to rezone land at Lots 24, 25, 26, 27 & 28 DP 1173845, (numbers 1,3, 23, 25 & 27) in Stargard Crescent, Picton, including a small portion of land zoned RE1 Public Recreation, for large lot residential development (Zone R5 Large Lot Residential) and introduce a minimum lot size of 4,000m² to rectify a zoning anomaly

An alteration to the Gateway Determination is requested to:

1. remove Lot 29 DP 1173845 from the planning proposal as it does not have an approved dwelling under Wollondilly LEP 1991 and;
2. allow for the R5 zoned land to have a minimum lot size of 4,000m² which would conform with the lot size on adjoining land and;
3. rezone a small portion of Zone RE1 Public Recreation (Zone RE1) land within Lot 28 DP 1173845 to Zone R5. This land is in private ownership and is not classified as community land. It is not included on the Wollondilly LEP Land Reservation Acquisition Map. Council seeks the Secretary's approval under *Section 117 Direction 6.2 Reserving Land for Public Purposes* to remove the reservation on the Zone RE1 land in order to allow the land to be rezoned to R5 Large Lot Residential.

Council is intending to use its delegation to finalise this planning proposal.

Please find attached the following documents:

1. Gateway Determination
2. Council Reports & Resolutions
2. Amended Planning Proposal
3. Maps – original maps for the Gateway Determination and as proposed to be amended.

Should you require any further clarification in relation to the above kindly contact Kitty Carter on 4677 8230 or email kitty.carter@wollondilly.nsw.gov.au

Yours faithfully



David Smith

Manager

GROWTH AND STRATEGIC PLANNING