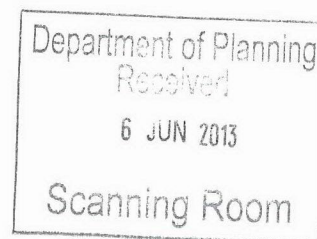




Our Reference: **7473 AI:AL**

Mr Peter Goth  
Regional Director Sydney West  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001



4 June 2013

**'CAMPSIE STREET, WILTON' PLANNING PROPOSAL** – This proposal is to amend Lot Size Map Ref. 8400\_COM\_LSZ\_011C\_020\_20110209 to apply a minimum lot size of 3 hectares to that portion of Lot 200 DP 854626 which is within the *RU2 Rural Landscape* zone.

Dear Mr Goth,

At its Ordinary Council Meeting held on Monday 16 April 2012 Wollondilly Shire Council resolved:

1. ***That Council support the preparation of a LEP housekeeping Planning Proposal in accordance with section 55 of the Environmental Planning and Assessment Act, 1979 to amend Wollondilly Local Environmental Plan 2011 as described in this report and attachments with the exception of animal boarding or training establishments permitted with consent in Zone R2 and R5 which shall be dealt with by a separate planning proposal.***
2. *That Council support the submission of an LEP Housekeeping Planning Proposal to the Minister for Planning for a Gateway determination in accordance with Section 56 to the Environmental Planning and Assessment Act, 1979 and that the Council advise the Minister for Planning that:*
  - *no support studies are required*
  - *standard community consultation processes are appropriate being a 28-day public exhibition period*
  - *no public hearing is required*
  - *consultation with public authorities is not necessary as State and Commonwealth Authorities will not be adversely affected; and*
  - *Sydney Catchment Authority and the Office of Environment and Heritage will be consulted directly in accordance with their requests for rezoning land in their care, control and ownership.*
3. *That Council support the amendments to Wollondilly Development Control Plan 2011 as detailed in this report including attachments.*
4. *That the Housekeeping Planning Proposal for Wollondilly Local Environmental Plan, 2011 and the proposed amendments to Wollondilly Development Control Plan 2011 be publicly exhibited at the same time.*
5. *That Council request the Minister for Planning make corrections to the Heritage, Lot Size and Original Holdings Maps to Wollondilly Local Environmental Plan, 2011 in accordance with Section 73A 'Expedited amendments of environmental planning instruments' to the Environmental Planning and Assessment Act, 1979. That the mapping corrections be undertaken by the Department of Planning and Infrastructure at no cost to Council and that the Department be requested to complete*

the mapping corrections within 3 months. That Council support the preparation of a separate Planning Proposal in collaboration with Sydney Catchment Authority using the Strategic Land and Water Capability Assessments to review the provisions of Wollondilly Local Environmental Plan, 2011 with respect to land zoning, lot size and land uses within catchment lands.

7. That Council request the Minister for Planning to seek advice from the Department of Planning and Infrastructure as to whether amendment of Clause 7.1 to Wollondilly Local Environmental Plan, 2011 is necessary in order to ensure rural worker's dwellings and secondary dwellings are permitted with consent in accordance with the existing land use tables where that land is not serviced by a reticulated sewerage scheme. That if an amendment to Clause 7.1 is necessary that it be dealt with in accordance with Section 73A 'Expedited amendments of environmental planning instruments' to the Environmental Planning and Assessment Act, 1979.
8. That Council await the outcomes of the Office of Environment and Heritage Working Party recommendations on legislative changes for Aboriginal Culture and Heritage before considering whether amendments to Wollondilly Local Environmental Plan 2011 and Wollondilly Development Control Plan 2011 are necessary.
9. That Sydney Catchment Authority and Office of Environment and Heritage and Department of Planning and Infrastructure, Tharawal Local Aboriginal Land Council and the Aboriginal Liaison Committee be notified of this report and its recommendations.
10. That a report come back to Council, following discussion at a Councillor workshop, in regard to a potential planning proposal to change to controls in Clause 4.1A (Minimum lot size for dual occupancies in residential zones) of Wollondilly Local Environmental Plan 2011 to expand the opportunities for dual occupancies to be subdivided by Torrens Title."

Amendment No.57 to Wollondilly Local Environmental Plan, 1991 for Lot 200 DP 854626 Campsie Street, Wilton was incorporated into the Standard Instrument LEP adopted by Council on 17 May, 2010. The amendment rezoned approximately 1,153 square metres within Lot 200 to R2 Low Density Residential. The remainder of Lot 200 became RU2 Rural Landscape consistent with the adjoining land use zones.

The amendment was intended for the subdivision of the residential zoned portion from the remaining 3.9 hectares. The Land Zoning Map and Height of Buildings Map have been changed appropriately. It was an oversight not to have amended the Lot Size Map.

In order to progress the correction of the error Wollondilly Shire Council requests the Minister for Planning & Infrastructure's Gateway Determination on the Planning Proposal in accordance with section 56 of the Environmental Planning and Assessment Act 1979.

Please find attached the following three documents:

1. Council's **Planning Proposal** for the subject land.
2. The **Report to Council** on the proposal.
3. Council's **Resolution** to forward the proposal to the Department.
4. Proposed Amendment to Lot Size Map.

The attached planning proposal has been prepared in accordance with section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Infrastructure's 'A guide to preparing a planning proposal' and 'A guide to preparing local environmental plans'.

For further enquiries in relation to this matter, please contact Alexandra Long (02) 4677 8226.

Yours sincerely,



David Smith

**Manager**

**DEVELOPMENT ASSESSMENT & STRATEGIC PLANNING**