



Received by M.P. on 13/6.

Our Reference: 6961 kc:ds

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

6 June 2013

MONTPELIER DRIVE PLANNING PROPOSAL – 780 AND 790 MONTPELIER DRIVE, THE OAKS

Dear Mr Goth,

At its Ordinary Council Meeting held on 15 April 2013 Wollondilly Shire Council resolved:

74/2013 Resolved on the motion of Crs Hannan and Landow:

1. That Council support the Montpelier Drive Residential Lands Planning Proposal to rezone land located at 790 Montpelier Drive, The Oaks (Lot1 DP1043567) and the amendment of the provisions of WLEP 2011 as follows:

- change the Land Zoning Map from Zone RU2 Rural Landscape to Zone R2 Low Density Residential*
- change the Lot Size Map from no minimum to a minimum lot size of 975m² or greater depending on the outcomes from further investigation*
- change the Height of Buildings Map from no height limit to a maximum height of 9 metres*
- change the Natural Resources – Water Map depending on the outcomes from further investigation.*

2. That the planning proposal be forwarded to the Minister for Planning and Infrastructure for a Gateway Determination.

3. That the Minister for Planning and Infrastructure and the applicant be advised that Council does not support access to Hardwick Street.

4. That the applicant and persons who made submissions regarding the planning proposal be notified of Council's decision.

5. That the applicant be advised that should the rezoning proceed that Council will require the provisions of a shared pathway/cycleway along Montpelier Drive linked to pathways to the North.

6. That the applicant also be informed that it is Council's view that the proposal creates the need for further embellishment of a local Park in lieu of the provision of playground equipment within the site. Further that the applicant be requested to enter into negotiations with Council, should a positive gateway determination be received, to negotiate a voluntary planning agreement that achieves this outcome.

7. That Lot 601 DP 735032 be included in the planning proposal.

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 enclosed a CD which contains the following documents:

All Correspondence to PO Box 21 Picton NSW 2571
62-64 Menangle Street Picton **DX:** 26052 Picton **Phone:** 02 4677 1100 **Fax:** 02 4677 2339
Email: council@wollondilly.nsw.gov.au **Web:** www.wollondilly.nsw.gov.au **ABN:** 93 723 245 808

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. Evaluation Criteria for the **Delegation** of Plan Making Functions

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 Kitty Carter (02) 4677 8230.

Yours sincerely,



David Smith

Manager

DEVELOPMENT ASSESSMENT AND STRATEGIC PLANNING