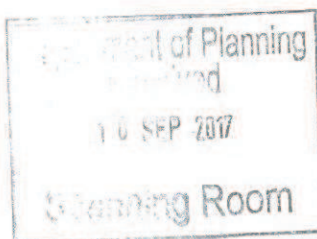


Our Reference: 9657 mr:mr



Catherine Van Laeren
Director, Sydney Region (West)
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



12 September, 2017

Dear Madam,

PLANNING PROPOSAL – No. 2471 SILVERDALE ROAD, SILVERDALE

Council has resolved to support the preparation of a Planning Proposal to amend the land use zone and introduce a new minimum lot size on the site at Lot 43 DP 1126346 (No. 2471) Silverdale Road. At its ordinary meeting held on 19 June 2017, Council resolved the following:

- 1. That Council support the preparation of a Planning Proposal for land being Lot 43 DP 1126346 (No. 2471) Silverdale Road, Silverdale to amend Wollondilly Local Environmental Plan, 2011 as follows:**
 - **Amend the Land Zoning Map from SP2 Infrastructure Zone to E3 Environmental Management;**
 - **Amend the Lot Size Map to introduce a minimum lot size of 10 hectares across the entire site.**
- 2. That the Planning Proposal be forwarded to the Greater Sydney Commission for a Gateway Determination.**
- 3. That Council request the Greater Sydney Commission grant Council delegation to make the amendments to Wollondilly Local Environmental Plan, 2011 in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979.**
- 4. That the proponent and submitter be notified of Council's Resolution.**

In accordance with the above resolution, Council requests the minister to grant delegation to make this amendment to WLEP 2011 in accordance with Section 59 of the *Environmental Planning and Assessment Act, 1979* and relevant Planning Circulars.

Please find attached the following documents:

- Council's Planning Proposal for the subject land including maps;
- The report to Council on the proposal;
- Council's resolution to forward the proposal to the Department;
- Evaluation Criteria for the delegation of plan making functions

Council also recommends that any Gateway Determination for the site require the following specialist studies to be undertaken:

- Preliminary Site Investigation to be undertaken in accordance with State Environmental Planning Policy No. 55 – Remediation of Land;
- Bushfire Hazard Assessment;
- Rural Land Use Conflict Assessment which considers the impact of the existing adjoining zone substation and nearby water chlorination plant.

The attached Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act, 1979* and the Department's 'Guide to Preparing Planning Proposals' and 'A Guide to Preparing Local Environmental Plans'.

Should you have any further questions regarding this matter please contact Mark Ruddiman, Senior Strategic Planner on (02) 4677 9592 between the hours of 8:00am and 4:30pm Monday to Friday or alternatively via email at mark.ruddiman@wollondilly.nsw.gov.au

Yours faithfully



David Smith
MANAGER GROWTH AND STRATEGIC PLANNING