

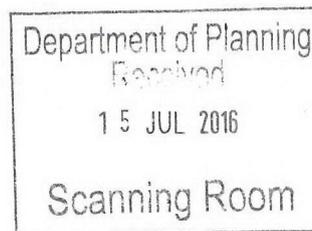
Our Reference: TRIM 8757 NA:DS



Director Sydney Region (West)  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attn: Catherine Van Laeren

12 July 2016



Dear Ms Van Laeren,

**RE: REQUEST FOR GATEWAY DETERMINATION – WEST PARADE, BUXTON**

The purpose of this letter is to seek a Gateway Determination in relation to a Draft Planning Proposal for West Parade, Buxton.

At its Ordinary Council Meeting held on Monday 15 February 2016, Wollondilly Shire Council resolved as follows:

1. That Council support the preparation of a Planning Proposal for land being Lot 1 DP 940895 (No. 600 West Parade, Buxton) to amend Wollondilly Local Environmental Plan, 2011 as follows:
  - Amend the Land Zoning Map from RU1 Primary Production to E3 Environmental Management and R5 Large Lot Residential
  - Amend the Lot Size Map from a minimum lot size category of 40 hectares to 4000sq.m.
2. That the proposed E3 Environmental Management land use zone should include all land identified by Council for natural revegetation.
3. That the Planning Proposal be forwarded to the Minister for Planning and Environment for a Gateway Determination.
4. That Council request the Minister to 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.
5. That the applicant and submitters be notified of Council's Resolution.

And further resolved at it's Ordinary Meeting held Monday 20 June 2016:

1. *That the West Parade, Buxton Planning Proposal also include a provision to amend the Wollondilly Local Environmental Plan 2011 by amending the Height of Buildings Map to include a height limit of 9 metres for proposed R5 Large Lot Residential land.*
2. *That the Height of Building provision be included into the Planning Proposal and forwarded to the Minister for Planning and Environment for a Gateway Determination.*
3. *That Council request the Minister to 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 applicant and submitters be notified of Council's Resolution.*

In accordance with the above resolutions, Council now requests a Gateway Determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Council also requests delegation to make the amendment to WLEP 2011 under section 59 of the EP&A Act.

I have included the following documents to inform this request:

- Council's Planning Proposal including maps and the relevant reports to Council;
- Completed Attachment 4 template – Evaluation Criteria for the delegation of plan making functions.

The attached planning proposal has been prepared in accordance with section 55 of the EP&A Act and also the Department's guidance documents; *A guide to preparing a planning proposal* and *A guide to preparing local environmental plans*.

If you require further information regarding this matter please contact Nicole Aiken from Council's Strategic Planning Team on telephone: (02) 4677 9746 or email: [nicole.aiken@wollondilly.nsw.gov.au](mailto:nicole.aiken@wollondilly.nsw.gov.au)

Yours faithfully



David Smith  
**Manager Growth & Strategic Planning**