



Precise Planning

Planning | Development | Management

1 December 2014

Our Ref: 1276

Mato Prskalo
Metropolitan (Parramatta)
Planning Services
Department of Planning & Environment
PO Box 39
SYDNEY NSW 2011

Dear Mato

Gateway Determination – 55 Government Road Bargo

I refer to the Gateway Determination (GD) dated 26 November 2014 relating to the above described property and our recent telephone discussions.

The GD varies from both the recommendation of Wollondilly Council staff and the resolution of Councillors. The Council staff recommended support for a 3ha minimum lot size, but over the subject and adjoining lots. The Council resolution supported a 2ha minimum lot size, but relating only to the subject land. The GD recommends a 3ha minimum, but only relating to the subject land.

The subject land comprises 11.21ha. If the land is ultimately rezoned with a 3ha minimum, without the inclusion of the adjoining lot, the outcome would be a 3 lot subdivision at best. This is not a financially viable outcome for this process and would be unlikely to proceed.

The owner generally supports the resolution of Councillors to rezone the subject land only, but with a 2ha minimum lot size. A 2ha lot size will accommodate the various environmental constraints as effectively as a 3ha minimum lot size, whilst allowing a subdivision outcome of 5 lots.

It would be appreciated if your department would reconsider its decision to impose a 3ha minimum lot size on the subject site. It is considered that a 2ha minimum lot size, in accordance with the resolution of Council, is the most appropriate in this circumstance.

I look forward to your reconsideration of this matter.

Yours faithfully
PRECISE PLANNING



Jeff Bulfin