

Our Reference: 7696 DS:KF

Ms Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

18 August 2014

Dear Ms Cumming,

PLANNING PROPOSAL - GREAT SOUTHERN ROAD, BARGO

Council has resolved to support the preparation of a planning proposal for land located at 95 Great Southern Road, Bargo and is seeking a Gateway Determination from the Minister for Planning. At its Ordinary Council Meeting held on 21 July 2014 Wollondilly Shire Council resolved as follows:

1. That Council support the preparation of a Planning Proposal for 95 Great Southern Road, Bargo to allow for low density *residential development on all land to the west of the natural watercourse. That the proposed R5 zone not be supported and instead the minimum lot size map be prepared as such that all land to the east of the natural water course shall be contained in 1 lot.*
2. That the Planning Proposal be forwarded to the Minister for Planning for a Gateway Determination.
3. That the applicant and persons who made submissions regarding the draft Planning Proposal be notified of Council's decision.
4. *That Council request that the Gateway determination include a requirement that the planning proposal not be placed on public exhibition until certainty has been provided in regard to the provision of a reticulated sewerage scheme to service the development and where that scheme is not part of the Sydney Water sewerage scheme for Bargo details of the location and capacity of the sewerage scheme have been provided for inclusion in the documents for public exhibition.*
5. *That the proposal be supported, prepared and submitted for a gateway determination on the basis that the minimum lot size for all of the R2 zone is 700m².*

6. *That Council request that the Gateway determination include a requirement to undertake an open space study to identify the appropriate level of public parkland (active and passive) that should be provided within this development and across the broader north Bargo area having regard to Council's Growth Management Strategy and any review of that document that has been placed on public exhibition or adopted by Council.*
7. *That Council's adopted position be that dwellings shall front both Great Southern Road and Anthony Road to create an attractive streetscape. To achieve this, appropriate controls shall be prepared for inclusion in Council's Development Control Plan for exhibition concurrently with the planning proposal. Further, that Council request that the Gateway determination include a requirement to undertake an acoustic assessment prior to exhibition of the planning proposal that details the minimum level of acoustic treatment required for future housing having regard to the potential operation of the waste transfer station to the north east of the site. The acoustic assessment shall also detail the proposed means of ensuring the installation of such controls (e.g. DCP, restrictive covenant, positive covenant).*

In accordance with the above resolution, Council makes the following specific requests for inclusion in the Gateway Determination:

- A requirement that certainty be provided about a reticulated sewerage scheme prior to public exhibition, as per point no.4 of the Council resolution
- A requirement for an open space study, as per point no.6 of the Council resolution
- A requirement to undertake an acoustic assessment prior to public exhibition

Council requests the Minister to grant Council delegation to make this amendment to WLEP 2011 in accordance with Section 59 to the EP&A Act, 1979 and relevant Planning Circulars – please see attached Evaluation Criteria for the delegation of plan making functions.

Please find attached the following documents:

1. Council's **Planning Proposal** for the subject land - including a bushfire assessment and a review of noise & odour impacts on the subject site from the approved Bargo Waste Transfer Station to the west of the site at 25 Government Road, Bargo.
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's 'A guide to preparing a planning proposal' and 'A guide to preparing local environmental plans'.

I note that the Planning Proposal in its recommended form to Council varied from the Planning Proposal that was originally submitted and therefore varied from the land zoning map at Attachment B to the Planning Proposal. The land zoning map at Attachment B to the Planning Proposal included 450m² as the minimum lot size for all land to the west of the natural watercourse running through the site. The form recommended to Council (the same form that was the subject of the preliminary public consultation) included 1,500m² lots to the immediate west of the watercourse and 700m² lots fronting Anthony and Great Southern Roads, as well as in the middle third of the site. A larger lot was suggested to provide an appropriate curtilage to the locally heritage listed homestead in the NW corner of the site (see Attachment 2 to the Council report).

Please also note the Planning Proposal was not supported by Council in the same form in which it was reported to Council, therefore I have also attached a map that reflects the Council resolution. Therefore, this map proposes to zone the portion of the site to the west of the watercourse R2 Low

Density Residential with a minimum lot size of 700m². The portion of the site to the east of the watercourse is to remain zoned RU2 Rural Landscape, with the minimum lot size amended to 7ha so that this area could be created as a residual lot when the remainder of the site is subdivided.

Should you have any queries regarding this letter please contact Karl Fetterplace, Strategic Planner on 4677 8285 or email karl.fetterplace@wollondilly.nsw.gov.au.

Yours faithfully



David Smith
Manager
PLANNING

