

Our Reference: 7325 GR:KF

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

1 October 2014

Dear Ms Cumming,

PLANNING PROPOSAL – NOONGAH AND GWYNN HUGHES STREETS, BARGO

Council has resolved to support the preparation of a Planning Proposal for land located at 45 Noongah and 25 Gwynn Hughes Streets, Bargo and is seeking a Gateway Determination from the Minister for Planning. At its Ordinary Council Meeting held on 15 September 2014 Wollondilly Shire Council resolved as follows:

1. That Council support the preparation of a Planning Proposal for land being Lot 22 DP 619150 (45 Noongah Street, Bargo) and Lot 95 DP 13116 (25 Gwynn Hughes Street) to rezone the site to R5 Large Lot Residential and E3 Environmental Management and a maximum building height of 9m. *The planning proposal shall be prepared on the basis that if a communal sewage management system is to be provided then the minimum lot size shall be 1,500m² and if sewage management is to be by individual sewage management systems on individual lots then the minimum lot size shall be 4,000m².*
2. That the Planning Proposal be forwarded to the Minister for Planning 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 persons who made submissions regarding the draft Planning Proposal be notified of Council's decision.

5. *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 appropriate sewage management. Where this is a private communal system the location and capacity of the sewerage scheme shall be provided for inclusion in the documents for public exhibition.*

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

- A requirement that the planning proposal not be placed on public exhibition until certainty has been provided in regard to the provision of appropriate sewage management. Where this is a private communal system the location and capacity of the sewerage scheme shall be provided for inclusion in the documents for 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 maps and preliminary bushfire, wastewater and ecological assessment.
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'.

Please note Council has only agreed to support this Planning Proposal in the form reported to Council (i.e. with a minimum lot size of 1,500m²) if a communal sewage management system is to be provided. Otherwise, if sewage management is to be provided by individual sewage management systems on individual lots then the minimum lot size shall be 4,000m².

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



Grant Rokobauer
Acting Manager
PLANNING