



6 November 2019

Luke Musgrave  
Director Regions - Southern Planning Services  
NSW Department of Planning, Industry and Environment  
PO Box 5475  
WOLLONGONG NSW 2520

Attention: Haydon Murdoch

Dear Mr Musgrave

**Planning Proposal – Ettamogah Rise Estate, Springdale Heights**

At the Council meeting held on Monday 28 October 2019, Council resolved to forward a Planning Proposal (enclosed) to the NSW Department of Planning, Industry & Environment (NSW DPIE) and request a Gateway Determination, including the delegation of plan making powers to facilitate progression to public exhibition.

This Planning Proposal primarily seeks an increase in development densities in specifically identified areas of Ettamogah Rise Estate, Springdale Heights by changing the minimum lot size for those specific areas from 4,000sqm to 1,500sqm. These changes are intended to reflect lots approved by past development approvals as well as the opportunity to create additional lots.

Accordingly, AlburyCity requests a Gateway Determination on the Planning Proposal from the Minister for Planning in accordance with Section 3.34 of the Environmental Planning & Assessment Act 1979 (EP&A Act). It is also requested that AlburyCity receive written authorisation to exercise delegation and the functions of the Minister for Planning under Section 3.36 of the EP&A Act.

AlburyCity considers the planning proposal to be not a 'low impact proposal', and accordingly, for the purposes of public exhibition would be seeking a public exhibition period for a minimum of 28 days (applicable to all other planning proposals).

Please find enclosed a copy of the Council Report, Minuted Council resolution, the Planning Proposal, evaluation criteria for delegation of plan making functions and associated LEP mapping to assist NSW DPIE deliberations on this matter.

Should further information be required, please contact Council's Senior Strategic Planner, Chris Graham on (02) 6023 8148 or via email at [cgraham@alburycity.nsw.gov.au](mailto:cgraham@alburycity.nsw.gov.au).

Yours faithfully



David Christy

**Service Leader City Development**

**Infrastructure, Planning and Environment**

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1. Council Meeting Report held Monday 28 October 2019 – Item CM13.16 – Planning Proposal – Minimum Subdivision Lot Size Changes – Ettamogah Rise Estate, Springdale Heights;
  2. Extract from Minutes of the Council Meeting held 28 October 2019 – Item CM13.16 (including Council resolution);
  3. Planning Proposal – Minimum Lot Size Changes – Ettamogah Rise Estate, Springdale Heights (September 2019);
  4. Attachment 4 – Evaluation Criteria for the Delegation of Plan Making Functions; and
  5. Map Cover Sheet & Draft LEP Maps.
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