

Reference: SH: LLEPA3



18 September 2018

NSW Department of Planning and Environment
PO Box 58
DUBBO NSW 2830

Nikki.Allen@planning.nsw.gov.au

Dear Nikki

**Planning Proposal – LLEP Amendment 3 – 88 Pipers Flat Road
Wallerawang**

At the Ordinary Meeting of Council held on 23 July 2018, Council resolved to prepare and forward to the NSW Department of Planning and Environment a Planning Proposal relating to a spot rezoning at 88 Pipers Flat Road Wallerawang.

The objective of the Planning Proposal is to amend Lithgow Local Environmental Plan 2014 to enable the subject land to be further subdivided into residential allotments.

The spot rezoning will result in an amendment to both the land use zoning and minimum lot size applicable to the site as follows:

- a. amend the land zone of the site from R5 Large Lot Residential to R2 Low Density Residential
- b. amend the lot size from 2ha to 800m²

Council requests a Gateway Determination of the Planning Proposal from the Minister for Planning or delegate in accordance with Section 3.34 of the Environmental Planning and Assessment Act, 1979.

As this matter is of local significance, we are seeking delegation of the plan-making functions under Section 3.36 of the Act. This delegation will be to the position of Lithgow City Council General Manager, Mr Graeme Faulkner. The appropriate *Evaluation Criteria for the delegation of plan-making functions* is included as Appendix 3 of the Planning Proposal.

Please find attached a copy of the Planning Proposal and Appendices.

If you require further information or clarification please do not hesitate to contact Council's Strategic Land Use Planner, Mrs Sherilyn Hanrahan on 02 63549906 or via email sherilyn.hanrahan@lithgow.nsw.gov.au.

Yours sincerely

Sherilyn Hanrahan
STRATEGIC LAND USE PLANNER