

Our Reference: TRIM 9019

Director Sydney Region (West)  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attn: Catherine Van Laeren

19 August 2016

Dear Ms Van Laeren,

**RE: REQUEST FOR GATEWAY DETERMINATION – BOUNDARY ADJUSTMENTS AND MINIMUM SUBDIVISION LOT SIZE FOR COMMUNITY TITLE SCHEMES**

The purpose of this letter is to seek a Gateway Determination in relation to a Planning Proposal for Boundary Adjustments and Minimum Subdivision Lot Size for Community Title Schemes.

The proposal brings together two (2) separate changes to Part 4 of the Wollondilly Local Environmental Plan 2011 to introduce development standards for these forms of subdivision.

At its Ordinary Meeting of 20 July 2015 Wollondilly Shire Council resolved the following:

1. *That Council initiate a planning proposal to adopt Clause 4.1AA of the Standard Instrument LEP into Wollondilly LEP 2011 and forward it to the Department of Planning and Environment to seek a Gateway Determination.*

Recently, Council made a further resolution at its Meeting of 20 June 2016 as follows:

1. *That Council support the preparation of a Planning Proposal to amend Part 4 of Wollondilly Local Environmental Plan 2011 by inserting a new clause to permit boundary adjustments with consent in all rural land use zones (RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots), E4 Environmental Living and R5 Large Lot Residential.*
2. *That the Planning Proposal be forwarded to the Minister for Planning and Environment 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.*

In accordance with the above resolutions, Council now requests a Gateway Determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Council also requests delegation to make the amendment to WLEP 2011 under section 59 of the EP&A Act.

I have included the following documents to inform this request:

- Council's Planning Proposal including the relevant reports to Council;
- Completed Attachment 4 template – Evaluation Criteria for the delegation of plan making functions.

The attached planning proposal has been prepared in accordance with section 55 of the EP&A Act and also the Department's guidance documents; *A guide to preparing a planning proposal* and *A guide to preparing local environmental plans*.

If you require further information regarding this matter please contact Nicole Aiken from Council's Strategic Planning Team on telephone: (02) 4677 9746 or email: [nicole.aiken@wollondilly.nsw.gov.au](mailto:nicole.aiken@wollondilly.nsw.gov.au)

Yours faithfully



David Smith  
**Manager Growth & Strategic Planning**