

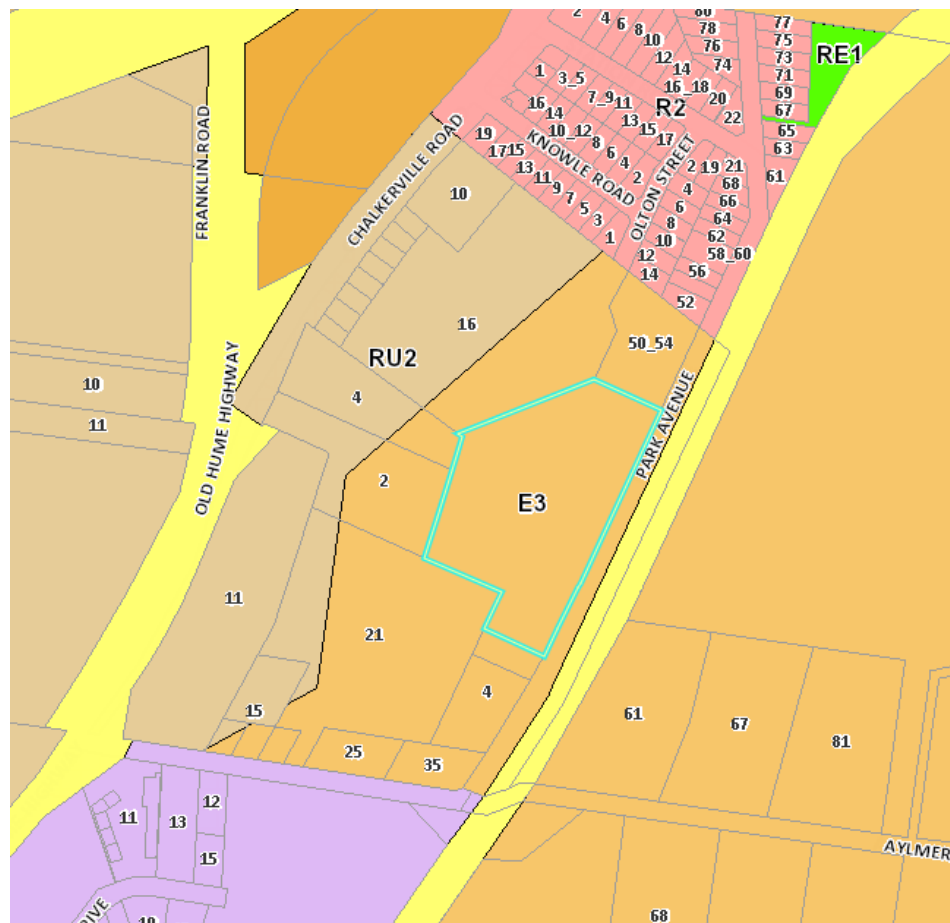
31 October 2018

Mr Andrew Hartcher  
NSW Department of Planning & Environment  
PO Box 5475  
WOLLONGONG NSW 2520

Dear Mr Hartcher

**Re: Gateway Request for Planning Proposal to amend Schedule 1 to enable a dwelling house on Lot 2 DP854905, 2 Park Avenue, Aylmerton.**

At its Ordinary Meeting of 11 April 2018, Council considered a Planning Proposal as described above and resolved to support it proceeding to a Gateway Determination. A copy of the Planning Proposal, the Report to Council and the Resolution are attached.



Location of Subject Land

Civic Centre, Elizabeth St, Moss Vale, NSW 2577. PO Box 141, Moss Vale. ABN 49 546 344 354  
t. (02) 4868 0888 e. [wscmail@wsc.nsw.gov.au](mailto:wscmail@wsc.nsw.gov.au)

[www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au)

In considering the Planning Proposal, Council's report noted the following:

- 1) The subject land fronts Park Avenue at Aylmerton and covers an area of some four (4) hectares. The site is zoned E3 Environmental Management with a minimum lot size of 40 hectares and no dwelling entitlement exists under the provisions of WLEP 2010.
- 2) The site forms part of an area of non-urban land separating the village of Aylmerton to the north from an area of IN1 General Industrial zoned land to the south as indicated above.
- 3) All lots within the non-urban area are well below the minimum lot size of 40 hectares, being as low as approximately 1,000m<sup>2</sup>. The two largest sites, one of which is the subject land, are just over 4 hectares in area. Most, if not all, of the lots have a dwelling located on the site except the subject land.
- 4) Council has resolved that, prior to public exhibition, the proponent provide a bushfire assessment report to demonstrate that an appropriate building envelope and access can be provided on the site, consistent with the requirements of the NSW Rural Fire Service draft 'Planning for Bush Fire Protection 2017'. This Assessment Report is also attached.

Council's assessment concluded that there is sufficient strategic merit to proceed with the Planning Proposal. Council now submits the Planning Proposal and associated documentation for a Gateway Determination. A Delegation Request Evaluation Form has also been included.

Referral to Water NSW will occur once the Gateway Determination is obtained and is included with any additional agency referral requirements listed in the Gateway Determination.

Council generally provides at least 28 days of public exhibition which includes, as relevant, notification by letter/email to adjoining property owners, weekly advertising in the Southern Highland News newspaper for the duration of the exhibition period and E-news notification to subscribers on Council's relevant notification lists.

The principal place of public exhibition is the Customer Service Counter at the Civic Centre, 68 Elizabeth Street, Moss Vale, NSW 2577, and the Planning Proposal and associated documentation are also available for view on Council's website and at all relevant libraries including Council's Rural Outreach & Delivery Service (ROADS) Mobile Library.

An indicative timeline for the processing of the Planning Proposal follows.

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MILESTONE	INDICATIVE DATE
Gateway Determination	November 2018
Agency Consultation	December 2018
Public Exhibition	January-February 2019
Report to Council on exhibition of Planning Proposal	February 2019
Liaison with PCO	March 2019
Approximate completion date	April 2019

It is noted that Council seeks delegation for the processing of this Planning Proposal. A copy of the Delegation request Form is attached.

If you require additional information, please contact me by email to [susan.stannard@wsc.nsw.gov.au](mailto:susan.stannard@wsc.nsw.gov.au) or by telephone on (02) 4868 0854.

Yours sincerely

*S. Stannard*

**Susan Stannard**  
**Senior Strategic Land Use Planner**

***Attachments:***

- 1. Proponent's Planning Proposal*
- 2. Proposed Building Envelope map*
- 3. Delegation Request Evaluation Form*
- 4. Report to Council 11 April 2018*
- 5. Resolution of Council 11 April 2018*
- 6. Bushfire Assessment Report*