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*Our Ref: 5901/13
Contact: Susan Stannard*

25 January 2012

Ms Ann Martin
NSW Department of Planning and Infrastructure
PO Box 5475
WOLLONGONG NSW 2520

**Re: Planning Proposal to Amend the Minimum Lot Size Map of WLEP 2010
to permit a dwelling entitlement on Lot 3 DP1013344 Drapers Creek Road, Colo Vale.**

Dear Ann

In accordance with section 55 of the Environmental Planning and Assessment Act 1979, please find enclosed a completed Planning Proposal to amend the Minimum Lot Size Map of WLEP 2010 to permit a dwelling entitlement on Lot 3 DP1013344 Drapers Creek Road, Colo Vale, together with the completed s.117 Directions.

Consultation with the SCA under clause 5(d) of this Direction has not yet occurred, but would occur during the public exhibition of the Planning Proposal. It is noted that the site already has a Development Approval for a health retreat and the proposed dwelling house development is less intensive than the approved health retreat. The Planning Proposal is not seeking to subdivide land or permit a land use not normally permissible within the zone, but rather to facilitate the completion of what is ostensibly now a construction site. Therefore, it is expected that any issues raised by the SCA would apply to the DA assessment process and so it is considered by Council that consultation during the public exhibition phase of the Planning Proposal is appropriate.

This Proposal results from a Resolution of Council on 14 September 2011 to prepare a Planning Proposal and follows discussions between us about various matters, particularly the issue of mapping. A copy of the Report and associated Minutes are also enclosed.

If you require further information, please contact me on 4868 0854 or susan.stannard@wsc.nsw.gov.au.

Yours sincerely

**Susan Stannard
Co-ordinator Strategic Development**