

Department of Planning & Environment - Southern Region
Email only

By email only: lisa.kennedy@planning.nsw.gov.au

Attention: Lisa Kennedy

Dear Lisa

Request to exhibit updated Falls Creek/Woollamia Deferred Areas Planning Proposal (PP)

I refer to the updated Falls Creek / Woollamia Deferred Areas Planning Proposal (PP) emailed to Department of Planning and Environment (DPE) today. The purpose of this letter is to seek confirmation from DPE that the pre-exhibition Gateway conditions have been met and hence, that the PP can be publicly exhibited.

On 31 August 2016, DPE approved the 12 month extension (your ref: 12/02248) requested by Council to enable bushfire planning issues to be resolved. The bushfire planning issues have been resolved to the satisfaction of the NSW Rural Fire Service (RFS). On 6 December 2016, Council resolved to:

1. *Proceed with the Planning Proposal based on the following potential development outcomes:*
 - a. *In respect of 1, 3, 5, 7, 9, 11, 13, 18, 20, 21 and 23 Seasongood Road, and 49, 53, and 59 Woollamia Road, to potentially enable a two lot subdivision of each of the lots, such that:*
 - i. *New dwelling sites will be located within 200 metres of the public road.*
 - ii. *In respect of 21 and 23 Seasongood Road, the new dwelling sites be positioned no further from the road than the existing dwelling at 21 Seasongood Road and Asset Protection Zones be based on a maximum bushfire attack level of 19 kW/m²*
 - b. *In respect of 111 Woollamia Road, to potentially enable a three lot subdivision based on establishment of a reciprocal right of way between Woollamia Road and Falls Road as outlined in the report prepared by SET Consultants, subject to the owner surrendering the consent for three tourist cabins (DA00/2847) which have not yet been constructed.*
2. *Revise the Planning Proposal based on the above proposed development outcomes and seek the NSW Department of Planning and Environment's approval to publicly exhibit the Planning Proposal.*

The PP has been updated accordingly and will be reported to Council in May. Due to Council's reporting deadlines, it would be greatly appreciated if you could respond by 13 April 2017. If you require any further information I can be contacted on (02) 4429 3320. Please quote Council reference 38279E (D17/113294) in any correspondence regarding this matter.

Yours faithfully

A handwritten signature in black ink, appearing to be 'EH', with a long horizontal flourish extending to the right.

Eric Hollinger
Senior Project Planner
10/04/2017