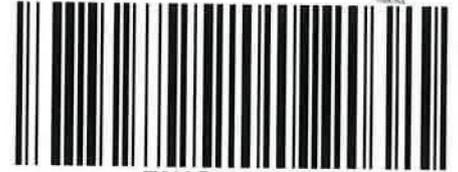


Contact: Emma-Jayne Leckie
Reference: 002/1415/PP #720988

22 April 2015



PWG002272

General Manager – Southern Region
Department of Planning & Environment
PO Box 5475
WOLLONGONG NSW 2520

Department of Planning
& Environment

RECEIVED

27 APR 2015

Southern Region-Wollongong

Dear Mr Whitworth

Additional information: Planning Proposal - Minimum lot size reduction at Mountain Ash Road and Rosemont Road, Brisbane Grove and Gundry

Thank you for your letter dated 18 March 2015 regarding Council's request for a Gateway determination for the abovementioned planning proposal.

Please find below Council's response to the additional information requested.

1. *It is noted that land subject of the Planning Proposal is part of the Southern Distribution Business Park which gained concept approval from the Department in 2007. Council's advice is sought on the concept approval for the Business Park.*

The general terms of the concept approval required submission of staging plan for approval prior to the lodgement of any applications seeking approval of components of the development. Council does not have any records concerning such a plan being prepared or approved.

It is noted that the concept approval was due to lapse on 30th November 2012 and a modification application was lodged with the Department on 15th November 2012 to "extend the existing approval to allow negotiations to continue with certainty". This application was later withdrawn.

Page 14 of the planning proposal states that the property owner does not intend to pursue the concept approval and given the information above the concept approval may have lapsed.

2. *Details of the current supply and annual uptake of 2 hectare rural lifestyle lots in the Goulburn area.*

It is estimated that approximately 100 additional 2 hectare lots could be supplied from the currently undeveloped land identified with a 2 hectare minimum lot size in LEP 2009. It is not possible at this stage to provide annual uptake figures for 2 hectare lots.

3. *It is noted that the Planning Proposal adjoins a substantial area of land zoned RU6 Transition zone which has a 100 ha minimum lot size. Council's advice is sought on its intentions for this adjoining land.*

The zoning and minimum lot size of RU6 zoned land in the immediate vicinity of land subject to the proposal was established as part of LEP Amendment 2 (the rural lands planning proposal). Land further to the west is the subject of an existing Council resolution to investigate the potential for 2 hectare lots (refer to the planning officer report submitted with Council's Gateway request).

The review of Goulburn Mulwaree LEP 2009 presents an opportunity for Council to review the application of the RU6 Transition zone more broadly throughout the local government area with a view to determining if a more suitable zoning should be applied.

If you require any further information regarding the above please contact the undersigned during office hours on phone (02) 4823 4535 or email emma-jayne.leckie@goulburn.nsw.gov.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Emma-Jayne Leckie".

Emma-Jayne Leckie
Manager Strategic Planning