



PWG001395

Mr Brett Whitworth
Regional Director Southern Region
NSW Department of Planning and Infrastructure
PO Box 5475
WOLLONGONG NSW 2520

Our Ref:

File:

Date:

Z13/27821

ESP-100.01.046

26 March 2013

Dear Mr Whitworth

DRAFT PLANNING PROPOSAL FOR 47 - 49 BORONIA AVENUE WINDANG

Council at its meeting dated 11 February 2013 resolved under Section 54 of the Act to prepare a draft Planning Proposal for Lot 102 DP1078687 and Lot 51 DP5544443 being No. 47 - 49 Boronia Avenue Windang.

It is noted that the officer recommendation was "a draft Planning Proposal not proceed for 47 - 49 Boronia Avenue, Windang to rezone the site from RE2 Private Recreation to E4 Environmental Living however Council instead resolved in part that:

A draft Planning Proposal proceed for 47-49 Boronia Avenue, Windang (Lot 51 DP 554443 and Lot 102 DP 1078687) to rezone the site E4 Environmental Living with a minimum lot size of 1000 square metres which may provide 10-12 dwellings on site (Option 2 of the report).

The Councillors were of the view that despite the flood constraints, limited residential development on the site was appropriate and would improve the current site amenity issues.

As required the following information has been provided:

- A copy of the report to Council and minutes from;
- A copy of the draft Planning Proposal submitted by the applicant;
- A copy of the letter subsequently submitted by the applicant reducing the scope of the draft Planning Proposal; and
- A copy of the draft Planning Proposal report prepared by Council;

Please note that Council did not resolve to use its plan making delegation. We now await advice from the initial gateway determination. Should you have any enquires, please contact Edith Barnes on the telephone number below.

This letter is authorised by

Edith Barnes
Strategic Project Officer
Wollongong City Council
Direct Line (02) 4227 7616

