

Contact: William Oxley
Our Reference: REZ/0003/1415



PWG002596

8 April 2016

Southern Region
NSW Department of Planning & Environment
PO Box 5475
WOLLONGONG NSW 2500



Dear Sir/Madam

Subject: Planning Proposal
Location: Lot 2 DP 746614 – Brayton Road, Marulan
Proposal: Rezoning Proposal (From SP2 Infrastructure to R1 General Residential)

On 18th March 2015, Council received a planning proposal from LandTeam seeking a rezoning of land identified as lot 2 in DP 746614 from SP2 Infrastructure (Public Utility Undertaking) to R1 General Residential.

At its meeting on 15 December 2015 Council resolved that:

1. *The report by the Manager Strategic Planning on 'Planning Proposal – Proposed rezoning of Lot 2 DP 746614 (Brayton Road, Marulan)' be received.*
2. *That the Planning Proposal for Lot 2 DP 746614 (Brayton Road, Marulan) at Separate Enclosure Part B be revised to ensure consistency with Departmental guidelines and requirements and then submitted to the Minister of NSW Planning & Environment for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.*

In accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed planning proposal for a Gateway determination.

In accordance with Section 117(2) of the *Environmental Planning and Assessment Act 1979*, Direction 5.2, Council has commenced consultation with Water NSW and a copy of their advice, dated 29 March 2016, is enclosed.

Advice from Water NSW notes that "the proposal does not adequately address the incorporation of riparian buffers and the management of stormwater for protection of water quality". Further to discussions between Council and Water NSW on the 14 April 2016 it is understood that a conceptual water cycle management study, including MUSIC model, that considers potential lot yields and riparian buffers will adequately address Water NSW requirements. Council is satisfied that the applicant will be capable of preparing such documentation to the satisfaction of Water NSW should a favourable gateway determination be granted.

Council will not be seeking delegation in relation to this matter. A 28 day exhibition period is appropriate given the nature of the proposal. It is estimated that the LEP amendment could be

finalised within approximately 12 months (commencing the week following the date of a gateway determination).

Should you have any queries regarding this matter, please contact William Oxley, Strategic Planning Officer, on (02) 4823 4424 or at william.oxley@goulburn.nsw.gov.au.

Yours sincerely



Emma-Jayne Leckie

Business Manager Planning & Strategic Outcomes

Encl. Water NSW advice (#802749)
 Planning Proposal (#793177)