



Mr Craig Butler
General Manager
Lithgow City Council
PO Box 19
LITHGOW NSW 2790

Attn: Ms Sherilyn Hanrahan – Strategic Land Use Planner

Dear Mr Butler

Planning proposal PP-2021-2808 to amend Lithgow City Local Environmental Plan 2014 – Amendment No 6 – Lidsdale – Request for further information.

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) for a planning proposal to rezone Lot 1 DP914028, Lot 1 DP914029, PT EP 327367 and Pt Lot 102 DP1137972, 32 Ian Holt Drive (Site 1), Lidsdale and Lot 1 DP1122488 and Lot 52 DP1218864, 58-62 Wolgan Road (Site 2), Lidsdale from IN2 Light Industrial to R5 Large Lot Residential and amend the minimum lot size to 2000m².

An assessment of the planning proposal raises concerns about potential impacts of and justification for the proposal, particularly in relation to Site 1.

Before a Gateway determination can be made, Council is requested to provide the following information in relation to strategic and site-specific merit of Site 1:

- Strategic merit: Council has not demonstrated strategic merit to change the current zoning given:
 - Council's LSPS confirms the land is identified as industrial in the Wallerawang Structure Plan.
 - Council indicates that there is 40 years supply of large lot residential land in the Wallerawang and Lidsdale precinct and demand for more large lot residential land at Lidsdale is not demonstrated in the planning proposal.
- Site specific merit: The potential for land use conflict between the adjoining and established industrial uses and existing and proposed residential uses has not been adequately identified or addressed:
 - the potential for higher density residential having dwelling houses on land with a minimum lot size of 2000m² has the potential to create land use conflict between industrial and residential uses.
 - there may not be sufficient land area available on the proposed large lot residential lots to provide satisfactory buffers between the conflicting industrial and residential land use. An increase in lot size and reduction in the number of potential dwelling houses may assist in reducing this potential conflict.

Should a favourable Gateway determination be issued, a preliminary contamination assessment will be required prior to community consultation to demonstrate to Council that the land is suitable for residential development.

It is also noted that the planning proposal applies to EP 327367 which is Crown Land. Should a favourable Gateway determination be issued it would be necessary to consult with Crown Lands in relation to the proposed land use change and provide the Department with the outcome of such consultation. Alternatively, Council may choose to do this before submitting further information/resubmitting the planning proposal.

The state government is committed to reducing the time taken to complete LEPs. Council is to provide the requested information within 21 days of this letter. Should Council not be able to meet this timeframe and require additional time, Council should consider withdrawing the planning proposal and resubmitting it once the information is available.

Should you have any enquiries about this matter, I have arranged for Rebecca Martin to assist you. Miss Martin can be contacted on 5852 6810.

Yours sincerely



26.4.21

Garry Hopkins
Director, Western Region
Local and Regional Planning