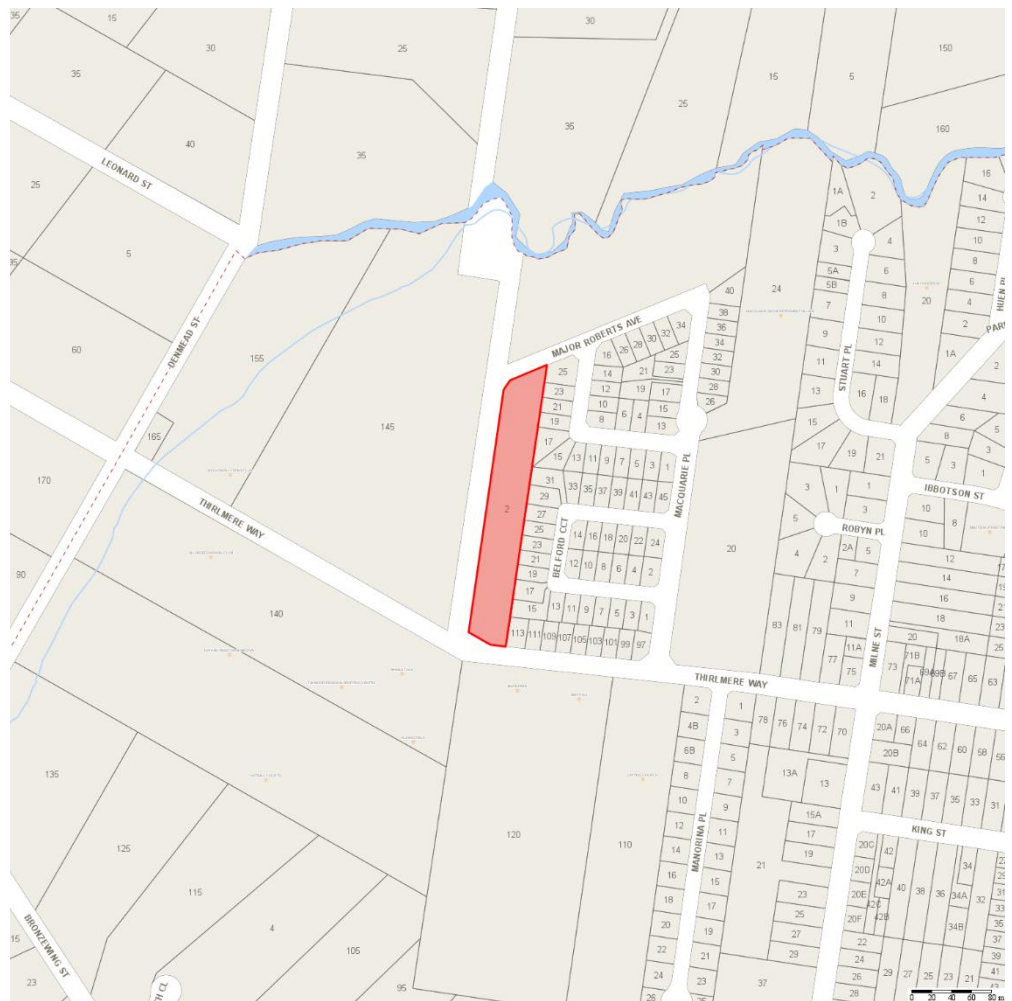


## OVERVIEW

This Draft Planning Proposal relates to land located at 2 Major Roberts Avenue, Tahmoor.

The proposal is seeking to increase the minimum lot size for subdivision on the site from 2000 square metres down to 450 square metres.

This proposed change could potentially allow more houses to be developed on the site.



**For more  
information contact**

Wollondilly Shire Council  
on (02) 4677 1100

## BACKGROUND INFORMATION

This site and several surrounding properties have been included in two previous planning proposals considered by Council.

The table below shows the previous and current Planning Proposals submitted to Council that included 2 Major Roberts Avenue as well as surrounding properties:

Planning Proposal Name	Date Submitted	Changes proposed to LEP	Council view	Current Status
West Tahmoor Minimum Lot Size Amendment	Dec 2013	Reduce lot size; - 4,000m <sup>2</sup> to 700m <sup>2</sup> (part site – adjoining Myrtle Creek) - 2,000m <sup>2</sup> to 700m <sup>2</sup> (part site – 2 Major Roberts Avenue)	Reported to Council but withdrawn before meeting.	Withdrawn
West Tahmoor Minimum Lot Size Amendment No.2	Aug 2016	Reduce lot size; - 4,000m <sup>2</sup> to 450m <sup>2</sup> (part site – adjoining Myrtle Creek) - 2,000m <sup>2</sup> to 450m <sup>2</sup> (part site – 2 Major Roberts Avenue)	No support given for change to lot size for 2 Major Roberts Avenue part of the planning proposal  Other aspects of the proposal supported in an amended form.	Currently being considered by Council
West Tahmoor Minimum Lot Size Amendment No. 3	Apr 2018	Reduce lot size; - 2,000m <sup>2</sup> to 450m <sup>2</sup> (part site – 2 Major Roberts Avenue)	Still to be reported to Council	Preliminary notification to commence  2 May 2018

For more  
information contact

Wollondilly Shire Council  
on (02) 4677 1100

## FAQ

- Can I have my say?

Yes. Submissions to Council will be received from **Wednesday 2 May 2018 to Wednesday 30 May 2018**. Address and contact details are provided below in 'Have Your Say'.

- Will this planning proposal be successful?

Council is yet to make a formal decision regarding whether or not this planning proposal should proceed. Council will make their decision based upon consideration of public submissions and past planning proposals submitted for the site.

- Does handing in a submission make any difference?

Council considers all submissions made during the planning process. Decisions to either alter, approve or refuse planning proposals are based upon feedback received from citizens.

- How many extra houses is this proposing?

If successful, this proposal has the potential to allow a total of 20 houses compared to 5 under the current lot size.

- If Council supports this, how long will the process take?

Council usually takes at least 1 year to complete the Planning Proposal process if Council and the State Government are supportive.

- Will I be able to have my say further down the track?

If this Draft Planning Proposal is supported by Council, there will be another opportunity to have your say if the State Government issues a 'Gateway Determination' (effectively a formal way of supporting the proposal).

For more  
information contact

Wollondilly Shire Council  
on (02) 4677 1100

## West Tahmoor Minimum Lot Size Amendment No.3 Draft Planning Proposal Fact Sheet

2 May 2018

### Why was this property removed from two previous planning proposals?

Council determined that the change to the lot size of land at 2 Major Roberts Avenue not be supported to allow an appropriate buffer between recent residential development to the East of the site and the Pony Club property to the West of the site.

### - Why has this property been resubmitted despite being removed from previous planning proposals?

The proponent has argued that circumstances have changed since the previous decisions made by Council. Namely, the construction of Major Roberts Avenue and clearing of several trees on the property.

### - I handed in a submission for previous planning proposals. Do I have to hand in another one?

All previous submissions will be considered as part of this process.

## **HAVE YOUR SAY**

This proposal will be on public exhibition from **Wednesday 2 May 2018** to **Wednesday 30 May 2018**.

If you would like to provide feedback on this Draft Planning Proposal, you can contact council:

By Email: [council@wollondilly.nsw.gov.au](mailto:council@wollondilly.nsw.gov.au)

By Post: General Manager  
c/- Strategic Planning  
Wollondilly Shire Council  
PO Box 21  
PICTON NSW 2571

In Person: Hand delivered to Council's Offices at 62-64  
Menangle Street, Picton

For more  
information contact

Wollondilly Shire Council  
on (02) 4677 1100