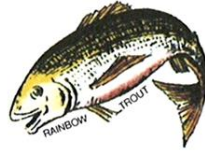


# WALCHA COUNCIL

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14 June 2018

Land Use Planning and Strategy - Northern Region  
Department of Planning & Environment  
PO Box 550  
TAMWORTH NSW 2340

Attention: Craig Diss

Dear Sir,

## **Re: Request for Gateway Determination Planning Proposal – Draft Walcha LEP (Amendment 1)**

Council would formally like to request a Gateway Determination on the attached planning proposal. The objectives and intended outcomes of the Planning Proposal are:

### **1. Boundary Adjustments**

To include the 'standard' LEP rural and environmental boundary adjustment clause in the WLEP 2012. The boundary adjustment clause provides flexibility for boundary adjustment subdivisions. The proposed clause replaces the variation provisions previously found in the repealed *State Environmental Planning Policy (SEPP) 1 Variations to Development Standards*.

### **2. Detached Dual Occupancy Dwellings**

To expand permissible uses within the rural zones to include detached dual occupancies with certain restrictions. The intended outcome is to permit detached dual occupancies within the RU1 and RU4 Zones while ensuring that they remain in close proximity to the primary dwelling, share the same access and remain on the same title.

### **3. Permit Signage in the RE1 Public Recreation Zone**

To permit signage in the RE1 Zone.

### **4. Introduce a Minimum Lot Size in the E2 and E4 Zones**

To rectify the omission of the Minimum Lot Size of 2 hectares during the conversion of the Walcha Local Environmental Plan 2000 to the Standard Instrument LEP in 2012.

### **5. Rezone Land from E1 to RU1**

To rectify a zoning drafting error on 5.6 hectares of land from E1 to RU1 which occurred during the conversion of the Walcha Local Environmental Plan 2000 to the Standard Instrument LEP in 2012.

The planning proposal was considered by Council at its Ordinary Meeting on 30 May 2018. A copy of the planning proposal, Council Report and resolution has been enclosed with this letter.

If you have any further queries please do not hesitate to Lacey Latham, Council's Environmental Services Manager, on 02 6774 2515 or email [council@walcha.nsw.gov.au](mailto:council@walcha.nsw.gov.au).

Yours faithfully

JACK O'HARA  
GENERAL MANAGER

Per: *L Latham*