

Planning Proposal – Dual Occupancy Lots Lennox Head (13/24026)

29 April 2013



PGF001811



Mr Steve Murray
Regional Director, North Coast
Department of Planning & Infrastructure
Locked Bag 9022
GRAFTON NSW 2460



Dear Mr Murray

Re: Planning Proposal – Dual Occupancy Lots, Lennox Head.

Council has recently identified that several allotments in Lennox Head, designated for 'dual occupancy' in the respective development approvals that have previously been granted by Council, were not recognised as such in the Ballina Local Environmental Plan 2012 (Ballina LEP 2012). This matter appears to have arisen due to the interim stage of the developments and the various 'hold points' in the preparation of the maps during key stages of the negotiations and implementation of the Ballina LEP 2012. In order to rectify this matter, these lots require zoning as R3 Medium Density Residential in the LEP to enable dual occupancy development to occur, as intended.

With respect to the above, Council considered a planning proposal involving the amendment of the Ballina LEP 2012 at its April 2013 Ordinary Meeting. Council resolved as follows:

- "1. That the Council endorses the application of an R3 Medium Density Residential zone and associated minimum lot standard for subdivision of 800m² as the basis for a planning proposal applying to the following land:*
 - *Lots 182, 183 & 184 DP 1165078 and Lot 168 DP 1166175.*
 - *Two approved lots under development consent No 2008/628 within existing Lot 177 DP 1172682 and one approved lot under development consent No 2007/503 within existing Lot 20 DP1121759 and Lot 3 DP 253428 (as shown in Figure 1 of the planning proposal contained in Attachment 1).*
- 2. That the Council submit the planning proposal relating to various approved dual occupancy lots in Lennox Head to the NSW Department of Planning & Infrastructure for review and Gateway determination.*
- 3. That upon an affirmative Gateway determination being received from the Department of Planning & Infrastructure, the procedural steps associated with progression of the planning proposal, including public exhibition, be undertaken.*
- 4. That a further report be presented to the Council in relation to this matter following mandatory community consultation."*

In accordance with the above resolution, please find enclosed a planning proposal that seeks to amend the Ballina LEP 2012 as outlined above. The planning proposal is submitted for gateway determination in accordance with Section 56 of the *Environmental Planning & Assessment Act 1979*.

Department of Planning & Infrastructure
29 April 2013

If you have any enquiries in regard to this matter please contact Simon Scott telephone 6686 1284.

Yours faithfully

A handwritten signature in black ink that reads "Matthew Wood". The signature is written in a cursive, slightly slanted style.

Matthew Wood
Manager Strategic Planning
Strategic and Community Services Group

Encl: Planning Proposal – Dual Occupancy Lots Lennox Head (Gateway)