



26 June 2019

Our Reference S-57-63
Contact Jennifer Ryu
Telephone 8757 9916

Ms. Ann-Maree Carruthers
Director, Sydney Region West
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Carruthers

FINALISATION OF THE PLANNING PROPOSAL FOR THE MINIMUM LOT AREA FOR LOW AND MEDIUM DENSITY DUAL OCCUPANCY HOUSING

On 19 June 2019, Council resolved to submit the planning proposal for the Minimum Lot Area for Low and Medium Density Housing to the State government. This planning proposal seeks to amend *Auburn LEP 2010* and *Holroyd LEP 2013* by inserting a clause that mandates a 600m² minimum lot area for dual occupancy development (for land within the Cumberland LGA).

At this meeting, Council also resolved to permit a 2.5% variance to the minimum lot area for dual occupancy development across the Cumberland local government area. The planning proposal has thus also been updated to include an additional clause for the Auburn, Holroyd and Parramatta LEPs that will apply to lands within the Cumberland LGA (noting that the *Parramatta LEP 2011* already has a minimum lot size control for dual occupancies of 600m²).

Council's resolution also endorsed the Cumberland Local Planning Panel's recommendation that the objectives of the planning proposal become the objectives for the Minimum Lot Area clause. You have recently advised us that this may not be possible under the Standard Instrument template, and we await your advice.

Council has now fulfilled its obligations in relation to the Gateway Determination issued for this proposal on 6 September 2018 (PP_2018_CUMBE_002_00). We request that the proposed LEP amendment be made with the changes resolved by Council as outlined in the revised planning proposal. Once Parliamentary Counsel has prepared the draft instrument it is requested that this be provided to Council for review. Please find enclosed a copy of the Planning Proposal, and supporting documentation.

Should you have any enquiries in relation to this matter, please contact Glen Weekley 87579720 or Jennifer Ryu on 8757 9916.

Yours faithfully

MONICA COLOGNA
EXEC MANAGER CITY STRATEGY

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