



27 July 2018

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

PLANNING PROPOSAL FOR GATEWAY DETERMINATION - MINIMUM LOT AREA FOR LOW AND MEDIUM DENSITY DUAL OCCUPANCY HOUSING

At its meeting of 18 July 2018 (Min.223, Item C07/18-136), Council resolved to prepare a Planning Proposal to amend the Auburn Local Environmental Plan 2010 and Holroyd Local Environmental Plan 2013 to introduce a minimum lot area for dual occupancy development within Cumberland LGA.

The enclosed Planning Proposal has been prepared following that resolution of Council. The Planning Proposal seeks to achieve a consistency of minimum lot size across Cumberland LGA by setting a minimum lot area of 600m² for dual occupancies to all R2 Low Density Residential and R3 Medium Density Residential zones.

Please find enclosed a copy of the Planning Proposal, and supporting documentation.

Council requests that the Department make a Gateway Determination for this Planning Proposal in accordance with Section 3.34 of *Environmental Planning and Assessment Act 1979*.

Please be advised that a Notice of Rescission Motion has been made in relation to the resolution of Council on this Planning Proposal. The Motion will be included in the next Council meeting 1 August 2018. Council may need to amend this Planning Proposal in accordance with any new resolution of Council on 1 August 2018.

Should you have any enquiries in relation to this matter, please contact Council's Graduate Strategic Planner, Jennifer Ryu on 8757 9916

Yours faithfully

MONICA COLOGNA
MANAGER STRATEGIC PLANNING

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