

Nambucca Shire Council



Enquiries to: Mr Grant Nelson
Contact Phone: 6568 0248
Our Ref: SF1541



2 August 2012

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

Dear Sir,

Received

7 AUG 2012

12/12923

North Coast

NAMBUCCA LEP 2010 PLANNING PROPOSAL AMENDMENT NO 12 EXCEPTIONS TO MINIMUM LOT SIZES FOR CERTAIN RURAL SUBDIVISIONS

At its meeting on 26 July 2012 Council resolved to pursue an amendment to the Nambucca LEP 2010. The proposed amendment includes provisions to permit exceptions to the minimum lot sizes for certain rural subdivisions that do not result in additional dwelling entitlements.

Specifically Council resolved the following:

- 1 *Pursuant to the Clause 55 of the Environmental Planning and Assessment Act 1979, Council prepare a Planning Proposal to support the proposed clause identified in this report.*
- 2 *The Planning Proposal and associated material be submitted to the Minister for Planning for consideration under Clause 56 of the Act.*
- 3 *That in the event that a negative Gateway Determination is received, Council pursues this with its local member and also the Minister for Planning and Infrastructure. The submissions would indicate the unnecessary red tape created by the existing arrangements and the stifling of permissible development which results from having to locate permissible uses on entirely inappropriate lot sizes. Further it should be noted that the proposed amendment is considered with what was previously possible under council's former LEP 1995.*

Pursuant to the clause 55 of the *Environmental Planning and Assessment Act 1979*, Council has prepared a Planning Proposal to implement this amendment which is **enclosed** for your information.

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Mr Steve Murray
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In accordance with the requirements of clause 56 of the *Environmental Planning and Assessment Act 1979* Council submits this planning proposal to the Department of Planning and Infrastructure for your favorable consideration and gateway determination.

Should you require any additional information to assist in the review of this proposal, please do not hesitate to contact Mr Grant Nelson on 65680248.

Yours faithfully



Grant Nelson
STRATEGIC PLANNER

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