

Derryn John - RE: Draft Amendment 28

From: Theo Zotos <EP2@liverpool.nsw.gov.au>
To: 'Derryn John' <Derryn.John@planning.nsw.gov.au>
Date: 24/10/2012 4:33 PM
Subject: RE: Draft Amendment 28
Attachments: Minimum Lot Size Map Bringelly.docx

Please refer to the following responses to the four questions included in your and Chocho's emails below;

Q. The proposal does not say approximately how many lots within GCC SEPP area will be affected by the rezoning/MLS reduction from 40 ha to 10 ha and average sizes of the existing lots etc. This information is quite crucial for the Department's assessment of the PP.

Response: The proposed rezoning and alteration to the minimum lot size (as mapped in the Planning Proposal and attachment) affects 248 lots. All of the lots are under 20 hectares in size and thus the alteration to the minimum lot size proposed under this LEP amendment will not result in further subdivision of those lots. The 10 hectare minimum subdivision lot size has been applied to all RU4 zoned land within the Liverpool LGA.

The largest lots within this precinct are approximately 10 hectares. A large number of the lots measure approximately 3-4 hectare with the smaller lots ranging from 1.2 hectares to 3 hectares.

Q. A map showing ANEF affected areas on a map.

Response: The third map within the attached word document indicates the rezoning boundary and ANEF contours. This ANEF information is taken from the Liverpool LEP 2008 map.

Q. The last paragraph of the Planning Proposal - Part 2 - Explanation of provisions (page 9) mentioned about - "Council and Department to seek an appropriate mechanism to apply a range of dual occ. controls.....". Do you mean the Regional Team of the Department?

Response: I assumed it would be the Regional Team in consultation with PC or Legal Branch. My suggestions are that the areas subject to the D Occ. controls may be highlighted on the Key Sites map however I am happy to consider other mechanisms.

Q. Could you also confirm the zoning for the land at Wallacia for the FSR change, it appears to be R5 Large Lot residential.

Response: Yes, the land subject to the FSR change is zoned R5. I am happy to update the planning proposal to clarify.

I am on leave from tomorrow until Tuesday. Happy to discuss

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