

Our Reference: CM 10618

Director Sydney Region West
Department of Planning Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Ann-Maree Carruthers

23 August, 2019

Dear Ms Carruthers,

PLANNING PROPOSAL TO INTRODUCE A MINIMUM LOT SIZE FOR THE CONSTRUCTION OF DUAL OCCUPANCIES IN R2, R3 AND B4 ZONED LAND

At its Ordinary Meeting on 15 July, 2019 Council resolved to support the planning proposal to introduce a minimum and maximum lot size for the construction of dual occupancies on land zoned R2 Low Density Residential, R3 Medium Density Residential or B4 Mixed Use.

The relevant clause (suggested) to be inserted into the *Wollondilly Local Environmental Plan 2011* is:

- (1) *This clause applies to land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone B4 Mixed Use.*
- (2) *Dual occupancy development shall only be permitted on lots which:*
 - (a) *in the case of an attached dual occupancy - have an area no less than 800 square metres and no greater than 1400 square metres, or*
 - (b) *in the case of a detached dual occupancy - have an area no less than 975 square metres and no greater than 1400 square metres*
- (3) *If a development application has been made before the commencement of this Clause in relation to land to which this clause applies and the application has not been finally determined before that commencement, the application must be determined as if this Clause had not commenced.*

As Council has not been issued delegation for the making of this Local Environmental Plan we now request the Department of Planning Industry and Environment undertake the necessary steps for the proposal to proceed and the Plan to be made.

A copy of the following documents are included in this letter:

- Final Council Report and Council Meeting Minutes dated 15 July 2019,

- Planning Proposal document,
- Department of Planning & Environment – Gateway Determination

Please contact Sasha Ryan, Strategic Planner to discuss this matter on (02) 4677 9584 or by email at sasha.ryan@wollondilly.nsw.gov.au.

Yours faithfully



Mark Ruddiman
Team Leader Strategic Planning