



17 December 2018

Reference: REZ2018/0001  
Contact person: Maya Dougherty

General Manager, Northern Region  
Department of Planning & Environment  
Locked Bag 9022  
GRAFTON NSW 2460

Dear Mr Gray

**Planning Proposal – Amend Clarence Valley Local Environmental Plan 2011  
Minimum Lot Size Map (REZ2018/0001)**

**112 and 134 School Lane Southgate – Lot 12 DP 820691 and Lots 2, 3 and 4 DP  
574006**

Council, at its Meeting held on 11 December 2018 resolved to support a proponent-generated planning proposal to amend the CVLEP Minimum Lot Size Map to reduce the minimum lot size from 40 to 6 hectares to allow two additional dwellings at 112 and 134 School Lane, Southgate.

The proposal comes with an associated offer to remove two dwelling entitlements from land on Southgate Ferry Road, Southgate (Lot 61 DP1133619 and Lots 1 and 2 DP 986290) by way of a covenant.

The full Council resolution in respect of this matter is as follows:

*That Council support the application for a planning proposal to amend the Clarence Valley Local Environmental Plan 2011 to reduce the minimum lot size at Lot 12 DP820691, Lots 2, 3 and 4 DP574006, also known as 112 and 134 School Lane, Southgate, entirely conditional upon registration of a covenant on the Southgate Ferry Road properties in favour of Council to the effect that dwelling construction is prohibited on the subject properties.*

The planning proposal document is enclosed and outlines the proposal in greater detail.

Enclosed with this letter are the following:

- Council Meeting Minutes from 11 December 2018 including attachment, which is the planning proposal report in full as received by Council on 6 November 2018.
- Completed Attachment 1 – Information checklist
- Completed Attachment 4 – Evaluation criteria for the delegation of plan making function.
- Project timeline

Council now requests that the Department give consideration to the issue of a Gateway determination.

Please contact me on 6643 0255 or [maya.dougherty@clarence.nsw.gov.au](mailto:maya.dougherty@clarence.nsw.gov.au) if you require any further information.

Yours faithfully



**Maya Dougherty**  
**Strategic Planner**