

Contact: Catherine McMahon
Phone: 9330 6260
File Reference: D2018/137224

26 June 2018

Director, Sydney Region East
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Madam,

Planning Proposal – Low Rise Medium Density Housing Code

I am writing to advise you that Council, at its meeting on 25 June 2018, resolved:

- (a) That the Planning Proposal – Low Rise Medium Density Housing Code be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council be advised of the conditions of the Gateway Determination when received.

A Planning Proposal is enclosed together with the following relevant supporting documents:

- Planning Proposal Information Checklist;
- Council Report (25 June 2018);
- Maps showing all land zoned R2 Low Density Residential and R3 Medium Density Residential in the Georges River Local Government Area;
- Maps showing where Multi dwelling housing (terraces) would be permissible in the Georges River Local Government Area under the Low Rise Medium Density Housing Code;
- Maps showing where Manor houses would be permissible in the Georges River Local Government Area under the Low Rise Medium Density Housing Code; and
- Maps showing where Dual occupancies would be permissible in the Georges River Local Government Area under the Low Rise Medium Density Housing Code.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (the Act)*, and the Department's

guidelines titled, "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Council requests a Gateway Determination in accordance with Section 3.34 of the Act. Council does not wish to exercise its Plan making delegation in relation to the Planning Proposal.

Please do not hesitate to contact Janelle Brooks, Senior Strategic Planner – Environmental Planning Instruments on 9330 6475 or the undersigned on 9330 6260, if further information is required.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'Catherine McMahon', with a long, sweeping tail extending to the right.

Catherine McMahon
Manager Strategic Planning

Encls.