

Mr David Rowland
NSW Department of Planning and Environment
PO Box 1226
NEWCASTLE NSW 2300

Our Reference: SP-PP-24

Contact: Rebecca Underwood
Telephone: (02) 6591 7224

5 August 2015

Dear Sir

Re: Planning Proposal – General Amendments (Grouped Amendments No. 1)

Great Lakes Council has prepared a Planning Proposal. The effect of the proposal will be to amend *Great Lakes Local Environmental Plan 2014* by adding two new local clauses and amending two existing clauses.

The Planning Proposal addresses the following issues:

1. Boundary realignments – to allow for minor boundary adjustments in all land use zones, where one or both lots do not meet the minimum lot size for that zone. Resulting lots will not result in the creation of any additional lots or dwelling entitlements.
2. Minimum lot size for certain land in split zones – to allow for the subdivision of land which has two zones, where the resulting lot/s does not meet the minimum lot size requirement for that zone.
3. Amendments to existing clause: Ecological protection subdivision – to allow a development lot, created as part of an ecological offset subdivision, in an unsewered area to have a minimum area of 1ha instead of 2ha.
4. Amendments to clause 4.1A Exceptions to minimum lot sizes for certain residential development - to allow a minimum lot size of 500sqm on land within the RU5 Village Zone of Smiths Lake, where the application to subdivide is undertaken as integrated development.

The specific terms of the Council resolution/s are contained within the Planning Proposal (Appendix 2)

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and DP&E Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Council requests a Gateway determination under Section 56 of the EP&A Act for the draft amendment. Council requests an authorisation to exercise its delegation for this planning proposal.

I trust that the Planning Proposal meets your requirements. Please contact myself if you require any additional information.

Yours faithfully

A handwritten signature in black ink, appearing to be 'R Busby', with a long, sweeping horizontal line extending to the right.

Roger Busby

Manager Strategic Land Use Planning
Planning & Environmental Services Division