



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

Our Reference: SP-PP-19

Contact: Mrs Peta Stimson
Telephone: 6591 7364

15 September 2014

Dear Sir,

Planning Proposal to amend lot size maps for Smiths Lake and North Arm Cove.

Council wishes to advise that it has prepared a Planning Proposal to amend the minimum lot size of village zoned lands in Smiths Lake and North Arm Cove.

The Planning Proposal arises from concern regarding the impacts of development on land constrained by steep slope and vegetation. Council had previously established development controls to mitigate the potential impacts of subdivision of steep lands, however these controls were unable to be transferred into the new standard LEP 2014.

The enclosed planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the recently updated guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

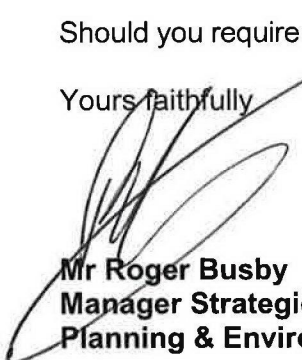
It is requested that the Planning Proposal be forwarded to the LEP Review Panel to for a gateway determination under section 56 of the Act.

In accordance with the provisions of the *Environmental Planning and Assessment Act 1979*, Great Lakes Council also requests authorisation from the Department to exercise its delegation for this planning proposal.

Advice has not been sought from government agencies at this point. Council will commence consultation with agencies once a positive Gateway Determination has been provided.

Should you require any further information, please contact me on 6591 7254.

Yours faithfully



Mr Roger Busby
Manager Strategic Planning
Planning & Environmental Services



Encl. Attachment 1 - Planning Proposal to amend Great Lakes LEP 2014 Minimum Lot Size Maps for Smiths Lake and North Arm Cove.