



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

Our Reference: SP-PP-17

Contact: Rebecca Underwood
Telephone: 6591 7224

15 September 2014

Dear Sir

Re: PLANNING PROPOSAL FOR REDUCED LOT SIZE, FAILFORD ROAD, FAILFORD.

Great Lakes Council has prepared a Planning Proposal for part of Lot 1, DP 1177392, Failford Road, Failford.

The report and Council resolution relating to the Planning Proposal were made at Council's Strategic Committee Meeting of 13 May 2014. The general terms of the report and resolution were:

Report Recommendation

That Council advise the land owners that a reduced lot size of 4000sqm over the western portion of the site (Lot 1, DP 1177392) could be considered as part of a consolidated planning proposal where other private land is to be rezoned.

Council Resolution

Council resolve to notify the relevant land owners that the rezoning request matters documented within Attachment B (which included the reduced lot size for Lot 1 DP 1177392) to this report may be progressed to a future consolidated planning proposal with other zone and development standard amendments to Great Lakes Local Environmental Plan 2014.

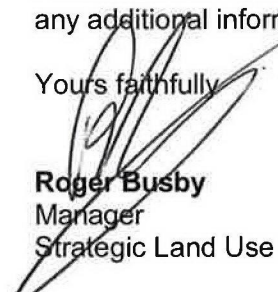
The effect of the draft amendment will be to reduce the minimum lot size required for subdivision from 5 000sqm to 4 000sqm over that part of the site where a Property Vegetation Plan, executed under the Native Vegetation Conservation Act requires a lesser density of trees to be retained.

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


Roger Busby
Manager
Strategic Land Use Planning

