



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

Our Reference: SP-PP-20

Contact: Mrs Peta Stimson
Telephone: 6591 7364

20 November 2014

Dear Sir,

Planning Proposal to establish provisions for achieving minimum development densities within R3 Medium Density Residential Zone greenfield sites

Council has prepared a Planning Proposal to amend Great Lakes LEP 2014 by establishing provisions for achieving minimum development densities within greenfield R3 zoned lands.

The Planning Proposal arises from concern regarding the emerging pattern of predominately low density development within the R3 Medium Density Residential Zones in the Great Lakes area. To ensure the trend doesn't continue, Council in preparing the GLLEP 2014 made single dwellings prohibited in the R3 Zone.

The current planning controls make no provisions to assist in guiding development for medium density greenfield sites. Subsequently, new planning controls are now required to ensure that a desired minimum development density is achieved for R3 greenfield sites. Concurrently with the new provisions, Council proposes to remove the prohibition of single dwellings in R3 Medium Density Residential zones.

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 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 - R3 (Medium Density Residential Zone) Zone Density and Dwelling Permissibility