



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

Our Reference: SP-PP-23

Contact: Louise Gaffney
Telephone: 6591 7351

15 May 2015

Dear Sir,

**Planning Proposal to amend lot size map over part of
Lot 3 DP 560635, 243 Failford Road, Failford**

Council has prepared a Planning Proposal seeking to amend the lot size map in Great Lakes Local Environmental Plan 2014 to apply a minimum lot size of 5,000m² over the whole of the Lot 3 DP 560635. The purpose of this amendment is to allow for development of the site in accordance with a previous development approval.

Lot 3 DP 560635 is predominately zoned R5 Large Lot Residential with a small portion of the southern end of the block zoned E2 Environmental Conservation. In 2011 development consent was granted for subdivision of the site into 11 large lot residential blocks. The development consent was issued with an approved SEPP 1 variation to the minimum lot size over the E2 zoned land.

The development approval also included a deferred commencement condition relating to water quality. This condition was not acted upon by the developer in the time required and as a consequence, the consent has now lapsed.

Great Lakes Local Environmental Plan 2014 (Great Lakes LEP 2014) was introduced after the consent was granted which had the effect of preventing a new consent from being granted to the subdivision as originally approved. The only way in which this can be remedied is by a change to the Lot Size Map of Great Lakes LEP 2014, over part of the property.

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 granted 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.

Should you require any further information, please contact Louise Gaffney on 6591 7351.

Yours faithfully



Mr Roger Busby
Manager Strategic Planning
Planning & Environmental Services

- Encl.
1. *Strategic Committee Council Report and Resolution dated 12 May 2015*
 2. *Planning Proposal: Reduced Minimum Lot Size, Lot 3 DP 560635, 243 Fallford Rd, Fallford.*
 3. *Section 16.8 Great Lakes Development Control Plan - site specific development controls for Lot 3 DP 560635.*
 4. *Previous Development Consent issued in 2011 for subdivision into 11 large lot residential blocks.*