

General Manager
NSW Department of Planning and Environment
PO Box 1226
NEWCASTLE NSW 2300

Our Reference: SP-PP-25

Contact: Mr Roger Busby
Telephone: 6591 7254

28 January 2016

Dear Sir,

PLANNING PROPOSAL- DUAL OCCUPANCY (DETACHED) IN RU2 RURAL LANDSCAPE ZONE

Council has prepared a Planning Proposal to amend Great Lakes LEP 2014 to make dual occupancy (detached) permissible in the RU2 Rural Landscape zone and to establish criteria for the consideration this type of development and detached secondary dwellings.

The resolution to prepare the Planning Proposal was made at Council's Strategic Committee Meeting of 10 November 2015. The relevant terms of the resolution were:

- A: In accordance with Section 55 of the Environmental Planning and Assessment Act, 1979 Council resolve to prepare a Planning Proposal to permit dual occupancy (detached) as permitted with consent in the RU2 Rural Landscape zone based on the provisions set out in the report.
- B: Once prepared, the planning proposal be submitted to the NSW Minister for Planning and Environment for a Gateway Determination.
- C: The Department of Planning and Environment be advised that Council wishes to be issued with an authorisation to use delegation for the Planning Proposal.
- D: In the event NSW Planning & Environment issues a Gateway Determination to proceed with the Planning Proposal, consultation be undertaken with the community and government agencies in accordance with Section 57 of the *Environmental Planning and Assessment Act, 1979* and any directions of the Gateway Determination.
- E: That Council resolve to prepare to prepare draft Development Control Plan provisions for dual occupancy (detached) in the RU2 Rural Landscape zone for inclusion in Great Lakes DCP and that a separate report be submitted to Council on the DCP provisions.

The attached 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*.

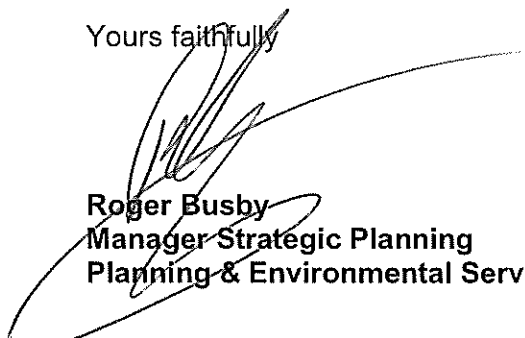
Council requests that a Gateway Determination, under section 56 of the Act, be issued to enable the planning proposal to proceed.

Council requests written authorisation from the Minister of NSW Planning & Environment to exercise its plan making delegations for the Planning Proposal.

No advice has been sought from government agencies at this point although it recognised that some agency consultation will be required as set out in the planning proposal.

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

Yours faithfully



Roger Busby
Manager Strategic Planning
Planning & Environmental Services

Encl. Attachment 1 - Planning Proposal – Dual Occupancy (Detached) RU2 Rural Landscape Zone.