



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

Our Reference: SP-PP-22

Contact: Mrs Peta Stimson
Telephone: 6591 7364

9 February 2015

Dear Sir,

**Planning Proposal to rezone land SP2 Infrastructure and amend minimum lot size,
Lot 304 DP 1099114 and Lot 602 DP 1076070**

Council has prepared a Planning Proposal to amend Great Lakes LEP 2014 by establishing provisions to rezone land SP2 Infrastructure in South Forster for drainage and local road purposes. The proposal also seeks to amend the minimum lot size for two (2) properties in the South Forster area.

The Planning Proposal arises from the need to resolve ongoing issues with flooding and drainage in the South Forster area. The proposal seeks to facilitate the establishment of essential public infrastructure to deliver improved water quality outcomes for Wallis Lake and alleviate potential flooding of a residential area. The proposal outlines Council's intention to, if necessary, compulsorily acquire the rezoned land.

The proposal also provides for road access to an existing parcel of residential land in South Forster which has been unable to be developed due to difficulties in obtaining suitable access. The proposed rezoning will allow for flexibility in the location and design of the road in conjunction with the design of the drainage infrastructure in the South Forster urban release area.

In addition, the planning proposal seeks to allow the lawful subdivision of two (2) parcels of land. Council considers it reasonable to allow the subdivision of the remaining two (2) sections of Lot 304 DP 1099114 following the proposed rezoning to SP2 Infrastructure. Furthermore the lawful subdivision of Lot 602 DP 1076070 in South Forster will assist in the provision of much needed aged care housing.

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*.

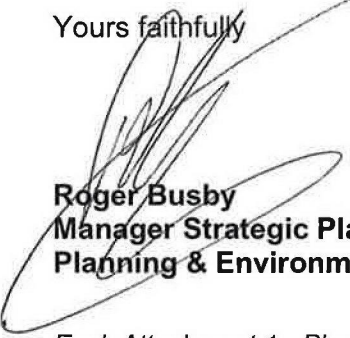
Council request that a gateway determination, under section 56 of the Act, be issued to enable the planning proposal to proceed.

Council does not wish to exercise its delegation for this planning proposal. No 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



Roger Busby
Manager Strategic Planning
Planning & Environmental Services

*Encl. Attachment 1 - Planning Proposal – Rezoning SP2 Infrastructure (drainage & road) and
Amendment to Minimum Lot Size Map*

