



MidCoast
Council

Ms Monica Gibson
Director Regions, Hunter Central Coast
Department of Planning and Environment
PO Box 1226
NEWCASTLE NSW 2300

Our Reference:

SP-PP-32

Contact:
Telephone:

Mrs Peta Stimson
6591 7355

14 October 2016

Dear Ms Gibson,

Planning Proposal to reduce the minimum lots size provisions for R3 Medium Density Residential Zone greenfield sites

Council has prepared a Planning Proposal to amend Great Lakes LEP 2014 by reducing minimum lot size provisions for R3 Medium Density Residential Zoned greenfield lands.

LEP Amendment 5 introduced a mechanism by which development on greenfield R3 Medium Density Residential Zone sites are now required to deliver dwelling densities that are consistent with the objectives of the R3 zone. This action was undertaken to ensure greenfield sites within the medium density residential zone were developed to higher densities, rather than the previous pattern of R3 zoned land being subdivided and occupied by single dwelling houses with some dual occupancies.

In preparing Amendment 5, the Department requested that Council give consideration to modifying other planning controls that would better assist minimum development density targets to be achieved. Further research into dwelling densities revealed a growing trend towards small lot housing which has the potential to deliver both housing diversity, and increased dwelling densities within R3 zoned greenfield sites.

To facilitate small lot housing, Council has identified that the minimum lot size needs to be reduced to effectively enable this style of housing to be achieved. Council acknowledges that a reduced lot size would be best accompanied by DCP provisions to guide this type of development. Such provisions are currently being prepared by Council and will be exhibited concurrently with the planning proposal.

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 – Minimum Lot Size Amendment (R3 Medium Density Residential Zone)