



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

Our Reference: SP-PP-28

Contact: Ms A Macvean
Telephone: 6591 7348

1 December 2016

Dear Ms Gibson,

Planning Proposal to encourage the provision of Liveable Housing and to permit flexible zone boundaries in urban release areas

Council has prepared a Planning Proposal to amend Great Lakes LEP 2014 by which:

1. Encourage all new residential accommodation to be designed and constructed as Livable Housing, to accommodate the social and physical needs of an ageing population; and
2. Introduce flexible zone boundaries in urban release areas to facilitate subdivision, development and provision of services and infrastructure, in a manner that optimises the conservation and development outcomes of the rezoning process.

The proposal has arisen from industry feedback regarding the Australian Standard requirements for adaptable housing being too restrictive to justify the development incentive. This is evident in the low take up of adaptable housing development incentives. In addition, the majority of dwellings being built within the region are in residential areas outside of the town centres, where the development incentives are not currently available.

The planning proposal seeks to extend adaptable housing incentives and provisions to all forms of residential accommodation.

Council acknowledges the need to provide an additional level of flexibility to ensure the intended conservation and development outcomes for urban release areas are achieved on the ground. It is common practice for zone and associated development standard boundaries to be determined by environmental, topographical, hydrological and other informative studies as part of a planning proposal process to rezone land. However due to the complex nature of these studies it is also common to find that the initial subdivision after the rezoning may require some flexibility in the interpretation of where the zone and associated development standard boundaries are located.

The proposal seeks to introduce provisions to help clarify issues arising in relation to zone boundaries within urban release areas.

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*, MidCoast 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 in time. 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 7348.

Yours faithfully



Alexandra Macvean
Senior Strategic Planner
Planning & Environmental Services

Encl. Attachment 1 - Planning Proposal – To encourage the provision of Livable Housing and to permit flexible zone boundaries in urban release areas