

Attachment D – SEPP 1 Concurrence



Planning &
Environment



Mr Brian Bell
General Manager
Lake Macquarie City Council
Box 1906
HRMC NSW 2310

Your ref: DA/1774/2013
File: 14/01258

Dear Mr Bell

**REQUEST FOR CONCURRENCE UNDER STATE ENVIRONMENTAL PLANNING POLICY
NO 1 IN RESPECT OF AMENDED DEVELOPMENT APPLICATION NO. DA1774/2013**

I refer to your letter of 24 March 2015 in relation to the above matter.

For the purpose of Clause 7 of State Environmental Planning Policy No. 1 – Development standards, the Secretary's concurrence is granted to the above application to vary the development standard, stipulated by Clause 24 – Subdivision of the Lake Macquarie Local Environmental Plan 2004, to allow variation of the 40 ha minimum lot size standard.

It is noted concurrence was previously granted in respect of DA 1774/2013 to allow variation of the 40 ha minimum lot size standard on 17 September 2014. Please be advised that the Department has reviewed the circumstances applying to the request of 24 March 2015, and in particular noted the minor changes to the proposed subdivision plan. Concurrence to this revised application is not to be seen as a precedent for variation of the 40 hectare development standard throughout the local government area generally.

Should you wish to discuss this matter, please contact Dylan Meade, at the Department's Newcastle office on 4904 2718 or dylan.meade@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Katrine O'Flaherty'.

Katrine O'Flaherty
Team Leader
Hunter and Central Coast Region

17/4/15