

srlup - Great Lakes Council submission re: CSG exclusion - future residential growth areas

From: "Louise Gaffney" <Louise.Gaffney@greatlakes.nsw.gov.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 11/8/2013 2:16 PM
Subject: Great Lakes Council submission re: CSG exclusion - future residential growth areas
Attachments: 1 GLC CSG exclusion areas submission Nov 2013.doc; 2 GLC Rural Residential Areas for Exclusion.doc; 3 GLC Paper Subdivision Exclusion Areas.doc

Dear Sir/Madam

Great Lakes Council has reviewed the future residential growth areas map currently on exhibition for its Local Government Area.

Please find attached amended maps that;

- removes areas already rezoned for residential purposes;
- incorporates additional potential release areas that have been identified by Council in its growth strategies for the Local Government Area and;
- other areas currently the subject of Planning Proposals for future residential development.

Council would also like to express disappointment that it's previous request for additional areas of exclusion were not taken up in the first round of consultation, but hopes that they will be realised in the future. In particular, Council would like to re-submit its request that the exclusions be expanded to include the following:

1. All land currently and proposed to be zoned for rural residential purposes. In Great lakes these areas have lot sizes of between approximately 4,000m² and 2ha and are predominately used for residential and associated domestic purposes. In addition, many rural residential areas are on the periphery of urban areas. Consequently, there is no reason why they should not be treated the same as residential zones.
2. There are numerous "paper" subdivisions within Great Lakes with various levels of development and temporary use. These subdivisions have residential lot sizes but are zoned rural. In the future, some of these subdivisions, in particular those that adjoin residential areas, may be developed for urban purposes under the "paper" subdivisions Regulation recently introduced by DPI. All of these areas should be exclude from CSG development.

In the event the department wants further information on the above matters, further information, including maps and detailed information, can be provided.

Please contact me should you wish to discuss this matter or require further information.

Regards

Roger Busby
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 Strategic Planning
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