

REPORT TO COUNCIL MEETING 18/3/86

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CHIEF PLANNER'S REPORTDUAL OCCUPANCYSUBJECT: TWO HOUSES ON RURAL LOTS - AMENDMENT TO INTERIM DEVELOPMENT ORDER (FILE: PBR:JBG/P2-1-39/P2-1-16/73560)

The Department of Environment and Planning requires a number of answers prior to considering the issue of a Section 65 Certificate:

- * Consultation with the Department of Agriculture. A letter has now been sent to the Department of Agriculture for their views. The Council holds a letter of their response to an individual application for separate dual occupancy, which could be used for the purpose.
- * Lot size. In the Tweed Shire's new draft plan, dual occupancy is limited to lots over ten hectares. A Section 65 Certificate for the plan has been issued.
- * Assessment of criteria, including a certain road standard, water availability, community facilities and services should be considered with every application. The road standard suggested is sealed roads only.
- * This plan is consistent with the Council adopted concept of concentrated rural population if it is limited to the proposed small agricultural lot (minimum ten hectares) zone.
- * The Council's guidance with justifying this plan to proceed "in isolation of the City wide plan" is sought.
- * The usual difficulties of the Parliamentary Counsel on legal semantics of the plan are a matter for the Department of Environment and Planning to resolve, but I will assist where requested.

Recommendation

That, following receipt of a reply from the Department of Agriculture, a reply be sent as suggested above.

12th March, 1986


(P. B. Reynders)
CHIEF PLANNER.

*Resolution
Planner to prepare report for reply*

Dave