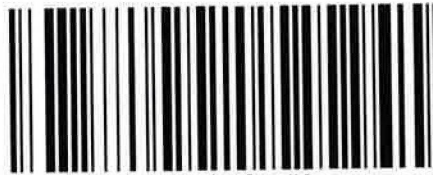


Council Reference: PP14/0001
Your Reference:



TWEED
SHIRE COUNCIL



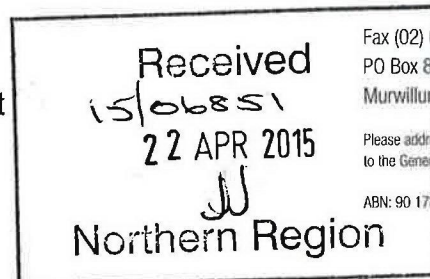
PGF002457

20 April 2015

Customer Service | 1300 292 872 | (02) 6670 2400

tsc@tweed.nsw.gov.au
www.tweed.nsw.gov.au

Regional Director
NSW Department of Planning & Environment
Locked Bag 9022
GRAFTON NSW 2460



Fax (02) 6670 2429
PO Box 816
Murwillumbah NSW 2484
Please address all communications
to the General Manager
ABN: 90 178 732 496

Dear Mr Murray

**Planning Proposal PP14/0001 - Hastings Point and Pottsville
Localities**

To facilitate a number of the desired strategic outcomes identified within Council's Hastings Point Locality Based Development Code and Pottsville Locality Based Development Code, Tweed Shire Council (Council) has prepared the attached Planning Proposal. Council requests that this Planning Proposal be referred to the LEP Review Panel for a Gateway Determination in accordance with section 56 of the Environmental Planning and Assessment Act 1979 (EPA Act).

The planning proposal has been prepared in accordance with section 55 of the EPA Act and the supplementary '*A guide to preparing planning proposals*'. The planning proposal is provided within a CD attached. Please be advised that Council is not seeking plan making delegations for this planning proposal.

Of particular note, this planning proposal seeks to apply the E2 Environmental Conservation zone over an area of land identified for environmental protection. This provision is considered to be consistent with the recommendations of the 'E-zone review' interim report and consistent with the precedence of recently finalised amendment 513 of the Byron Bay Local Environmental Plan 1988. Should DP&E not support the use of the E2 zone; an alternative zone will be sought, although the non-environmental zones of the Standard Instrument do not adequately reflect the quality of the land, which have been identified within DP&E's and Council's development assessments relating to the site to be significant. Alternatively, in light of the lack of appropriate zoning choice, the land outside of the identified development footprint may be pursued as a Deferred Matter.

Any enquiries relating to the abovementioned request should be directed to Josh Townsend on (02) 6670 2693, or by email at JTownsend@tweed.nsw.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read "Joshua Townsend".
Joshua Townsend
Strategic Planner

Attached: CD containing planning proposal and supporting documents