

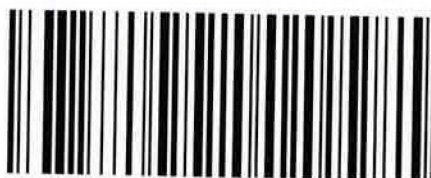
enquiries refer

Matthew Wood

in reply please quote

LEP Amdt Request – Reservoir Hill Site Lennox Head (14/20997)

2 April 2014



PGF002124



Mr Steve Murray
General Manager Northern Region
NSW Planning and Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

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4 APR 2014
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Northern Region

Dear Mr Murray

**Re: LEP Amendment Request – Reservoir Hill Site, Lot 1 DP 517111 North Creek Road
Lennox Head**

Council has received a request to rezone Lot 1 DP517111 located on North Creek Road at Lennox Head to enable residential development. With respect to this request, Council considered a planning proposal for the application of residential zoning to the land and recognition of the environmental and open space attributes of the land through environmental protection and/or an open space zoning at its Ordinary Meeting held on 27 March 2014. In considering the proposal, Council resolved as follows (Minute No.270314/18):

1. That, with respect to Lot 1 DP 517111, Council endorses the application of a mixed R2 Low Density Residential and R3 Medium Density Residential zone, and an open space and/or an environmental protection zone being applied to the land as the basis for a planning proposal (as contained in Attachment 3).
2. That Council authorises the submission of the planning proposal relating to Lot 1 DP 517111 to NSW Planning and Infrastructure for review and Gateway determination.
3. That upon an affirmative Gateway determination being received from Planning & Infrastructure, Council initiates a third party review and preparation of an environmental study for the land.
4. That Council receive a further report on the outcomes of the third party review process to public exhibition of the planning proposal.

In accordance with the above resolution, please find enclosed the abovementioned planning proposal for Gateway determination in accordance with Section 56 of the *Environmental Planning & Assessment Act 1979*. A copy of the report to the Council's March Ordinary Meeting and the proponent's proposal documentation (CD) are also enclosed for the Department's information.

As you will note in the planning proposal, the zone arrangement and associated minimum lot size standards for subdivision are subject to further assessment through a third party review process. Given this, Council requests that the Gateway determination provides for flexibility in the application of residential, open space and environmental protection zones to the land and with respect to minimum lots size standards.

In relation to the delegation of plan making functions, the Council has not resolved to request to exercise the delegation of these functions in relation to this matter.

I look forward to the consideration of this matter by the Gateway Panel. In the meantime, if you have any enquiries in regard to this matter please me on 6686 1284.

Yours faithfully

A handwritten signature in black ink that reads "Matthew Wood". The signature is written in a cursive, slightly slanted style.

Matthew Wood
Manager Strategic Planning
Strategic and Community Facilities Group

Encl: Planning Proposal – Reservoir Hill Site Lennox Head (Gateway)
Report to Council's March Ordinary Meeting – LEP Amendment Request – Reservoir Hill Site Lennox Head
Final Rezoning Report TGM Consultants – Reservoir Hill Site Lennox Head (CD)
Additional Information TGM Consultants – Reservoir Hill Site Lennox Head (CD)