

Council Reference: PP10/0005
Your Reference:



TWEED
SHIRE COUNCIL

22 April 2015



PGF002461

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

tsc@tweed.nsw.gov.au

www.tweed.nsw.gov.au

Fax (02) 6670 2429

PO Box 816

Murwillumbah NSW 2484

Please address all communications
to the General Manager

ABN: 90 178 732 496

Mr S Murray
Regional Director
Department of Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Mr Murray

**Planning Proposal PP10/0005 - Tweed Local Environmental Plan
2014 Amendment No 13 - Lot 1 DP 1046935 Old Lismore Road,
Murwillumbah (Subject Site) and Review of the Hundred Hills
Release Area (Housekeeping Review)**

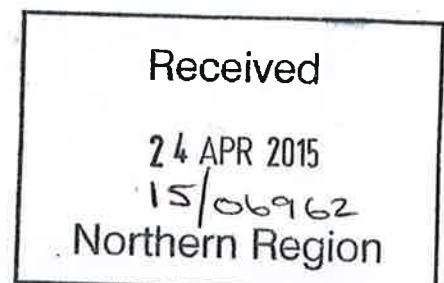
Tweed Shire Council resolved at the Planning Committee of 9 April 2015 to commence the process of amending the Tweed Local Environmental Plan 2014 (LEP 2014) by rezoning the subject site Lot 1 DP 1046935, Old Lismore Road Murwillumbah from the current R5 Large Lot Residential zone to R2 Low Density Residential. In addition, Council resolved to undertake LEP 2014 amendments to the wider Hundred Hills Release Area, known as the Housekeeping Review to reflect the established low density residential character of the locality.

Tweed Shire Council now requests 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 (EP&A Act).

In order to confirm the suitability of the planning proposal the following studies have been prepared to accompany public exhibition of the proposal, subject to the gateway determination:

1. Traffic extension to Castlefield Drive
2. Geotechnical, Engineering and Stormwater assessment
3. Flora and Fauna Assessment
4. Aboriginal Cultural Heritage Due Diligence
5. Contaminated Land Preliminary Study

The following timeframe is envisaged for the completion of the planning proposal. It is anticipated the planning proposal will be able to be completed within a 10-12 month timeframe as outlined in the following table.



Task	Timeline
Anticipated commencement date (date of Gateway determination)	May 2015
Anticipated timeframe for the completion of required additional studies	April 2015
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	June / July 2015
Commencement and completion dates for public exhibition period	June / July 2015
Timeframe for consideration of submissions	August/Sept 2015
Timeframe for the consideration of a proposal post exhibition by Council	Sept/Oct 2015
Date of submission to the department to finalise the LEP	Nov/Dec 2015
Anticipated date RPA will forward to the department for notification	January/February 2016

The attached planning proposal (1 x hard copy, 1 x CD electronic copy) has been prepared for the proposed LEP amendment in accordance with section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning's guides titled "*A guide to preparing local environmental plans*", and "*A guide to preparing planning proposals*".

It is noted that Council is not seeking plan making delegations in respect of this planning proposal.

Any enquiries should be directed to Robyn Eisermann on (02) 6670 2562, or by email at reisermann@tweed.nsw.gov.au.

Yours faithfully



Robyn Eisermann
SENIOR STRATEGIC PLANNER

Attachments

- 1 Hard Copy Planning Proposal Request Version 1 for Gateway.
- 2 CD copy of the Planning Proposal Request Version 1; the Tweed Shire Council Planning Committee Report of 9 April 2015; and supporting studies as outlined above.