

**Joint Regional Planning Panel
Pre-Gateway Review**

The Northern Joint Regional Planning Panel (regional panel) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	18 July 2013
Dept. Ref. No:	PGR_2013_TWEED_013_00
LGA:	Tweed
LEP to be Amended:	Tweed Local Environmental Plan
Address / Location:	420-434 Terranora Road, Terranora
Proposed Instrument:	Rezone site from non-urban to residential use
Panel Chair:	Garry West
Panel Members:	John Griffin Pamela Westing Ned Wales Stephen Phillips

Reason for review:	<input checked="" type="checkbox"/>	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	<input type="checkbox"/>	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the regional panel has reviewed all relevant information provided by the proponent as well as the views and position of the department and the relevant local government authority. Based on this review the regional panel recommends the following:

REGIONAL PANEL RECOMMENDATION:	<input checked="" type="checkbox"/>	The proposed instrument should be submitted for a Gateway determination
	<input type="checkbox"/>	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	<input checked="" type="checkbox"/> Unanimous <input type="checkbox"/> Not unanimous	Comments:

Regional Panel Advice and Justification for Recommendation:

The regional panel agrees with the department's assessment that the proposal has overall strategic merit.

However, the regional panel considers that in its current form, the planning proposal does not adequately address site specific issues such as access, drainage, water, sewerage and site design. The panel also has concerns over the implementation and ongoing maintenance of shared infrastructure and services.

Department of Planning & Infrastructure

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Therefore, as part of the Gateway determination, the regional panel recommends that the proponent be required to undertake further studies to address the site specific issues identified above. Additionally, the proponent should be requested to provide a strategy outlining details of a legally enforceable mechanism to implement those solutions.

The panel also recommends that Council consider progressing a separate planning proposal for the rezoning of the four adjoining developed lots.