

7 August 2014

NSW Planning and Environment
Hunter Regional Office
PO Box 1226
NEWCASTLE NSW 2300



ALL ABOUT
PLANNING

PO BOX 2196
PORT MACQUARIE
NSW 2444
PH 02 6583 1305
FAX 02 6583 1368

Dear Sir/ Madam,

**RE: REFERRAL TO THE LEP GATEWAY REVIEW PANEL
PLANNING PROPOSAL RELATING TO LOTS 246,265,266, 267, 268, 269, 270, 310
DP 754454, AND LOT 4 DP 114687 (EXCLUDING LOT 7301 DP 1142407),
MURRAY ROAD, RICHARDSON, MORTIMER, AND LAMBERT STREETS,
WINGHAM**

I am writing in relation to a Planning Proposal which Greater Taree City Council has received for the above site. We have been engaged by Greater Taree City Council (GTCC) to assess and process the subject Planning Proposal on their behalf.

At its 16 July 2014 meeting GTCC considered a Planning Proposal prepared by the Applicants - King and Campbell Pty Ltd. A copy of the report and the resolution of Council are attached along with the Planning Proposal and supporting documents that Council considered.

At the above meeting Council resolved:

- (i) *That Council support the rezoning of the site to R1 - General Residential, and that the planning proposal be amended accordingly.*
- (ii) *That the amended planning proposal for land bounded by Murray Road and Richardson, Mortimer and Lambert Streets at Wingham (excluding Lot 7301 in DP 1142407) be forwarded to the Department of Planning and Environment for a Gateway Determination from the Minister for Planning to support the proposal and undertake community consultation.*
- (iii) *That, should a successful Gateway Determination be provided, that:*
 - (a) *community consultation for the planning proposal be undertaken in accordance with the requirements determined by the Minister for Planning.*
 - (b) *the planning proposal be referred to the Office of Environment and Heritage within the Department of Planning and Environment for advice on the adjacent Aboriginal site of significance located on Lot 7301 in DP 1142407 to determine the level of any investigation required by the applicant.*

In accordance with the above resolution the applicant has supplied amended proposed zoning, floor space ratio, height of buildings, and minimum lot size maps to accompany the Planning Proposal to the LEP Gateway Panel. Copies of these are attached to this letter.

As stated in the attached Planning Proposal it has been prepared in accordance with the NSW Department of Planning and Infrastructure's "A Guide to Preparing Local Environmental Plans (October 2012)".

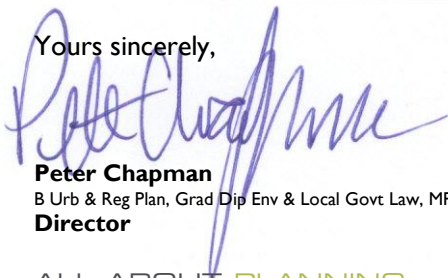
On behalf of GTCC I request that the subject Planning Proposal be referred to the LEP Gateway Review Panel under Section 55 of the Environmental Planning and Assessment Act 1979 to seek a Gateway determination in accordance with Section 56(2), EPA Act 1979.

Also enclosed is a CD with an electronic copy of the attached documents and this letter.

If you have any questions regarding any aspect of this Planning Proposal please do not hesitate to contact me on ph: 02 6583 1305 or via email peter@allaboutplanning.com.au.

GTCC's contact for this matter is Mr Michael Griffith, ph: 02 6592 5225, email: michael.griffith@gtcc.nsw.gov.au.

Yours sincerely,



Peter Chapman

B Urb & Reg Plan, Grad Dip Env & Local Govt Law, MPIA, CPP
Director

ALL ABOUT PLANNING



cc. Michael Griffith, Greater Taree City Council

Enc.

- GTCC Report, 16 July 2014
- GTCC Adopted Resolution - extract of GTCC meeting minutes of 16 July 2014
- Exhibits to King and Campbell Pty Ltd Planning Proposal dated February 2014 including amended proposed Zoning, Height of Buildings, Lot Size and Floor Space Ratio maps
- Planning Proposal – Lots 246,265,266, 267, 268, 269, 270, 310 DP 754454, and Lot 4 DP 114687 (excluding Lot 7301 DP 1142407), Murray Road, Richardson, Mortimer, and Lambert Streets, Wingham prepared by King and Campbell Pty Ltd, dated February 2014
- Appendices to King and Campbell Pty Ltd Planning Proposal dated February 2014
- King and Campbell Pty Ltd Additional Information dated 5 May 2014 including an environmental (overall) site assessment
- CD