

Dear Sir or Madam

**NOTICE OF EXHIBITION – Planning Proposal (PP-2021-5615) 225 Terranora Road, Banora Point**

The planning proposal that applies to 225 Terranora Road, Banora Point (PP-2021-5615) is on public exhibition from **Wednesday, 31 January 2024**

**About the planning proposal**

The objective of the planning proposal is to facilitate large lot residential development across 3 new lots and create 1 new community lot.

The site is located at 225 Terranora Road, Banora Point (Lot 16 DP 856265). The area subject to the planning proposal is currently zoned under the Tweed LEP 2000 primarily as 7(d) Environmental Protection (Scenic/Escarpment) with a small area zoned as 1(c) Rural Living. A small portion of the site is already zoned under the Tweed LEP 2014 as R5 Large Lot Residential.

The planning proposal seeks to:

- Incorporate a portion of the site into the Tweed LEP 2014 by amending the Land Application Map to cover this area,
- Rezone a portion of the subject site to R5 Large Lot Residential,
- Introduce a Floor Space Ratio (FSR) of 0.55:1,
- Introduce a maximum Height of Buildings (HOB) of 9m,
- Introduce a minimum Lot Size of 1.3ha, and
- Identify the area on the Acid Sulfate Maps

As the planning proposal is the result of a rezoning review, the Northern Regional Planning Panel is the Planning Proposal Authority, and the Department will be the Local Plan-Making Authority.

**Where can the documents be viewed?**

The planning proposal and supporting documents may be viewed online during the exhibition period at:

- Planning Proposals Online, via the NSW Planning Portal website.  
Go to <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/225-terradora-road>

**Planning Panels Secretariat**

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningpanels.nsw.gov.au](http://www.planningpanels.nsw.gov.au)

## How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to [www.planningportal.nsw.gov.au/ppr/under-exhibition/225-terranora-road](http://www.planningportal.nsw.gov.au/ppr/under-exhibition/225-terranora-road).

Your submission must be lodged by 5pm on Wednesday, 28 February 2024 and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

## Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact Shruthi Sriram on (02) 9228 6362.

Yours sincerely,



**Louise McMahon**

**Director, Agile Planning** (on behalf of the Northern Regional Planning Panel)

**NSW Department of Planning, Housing and Infrastructure**

Encl. Planning Proposal Fact Sheet