



Regional Director Hunter Region
Department of Planning and Infrastructure
PO Box 1226
NEWCASTLE NSW 2300

Our Ref: SP-LEP-74

Your ref: N07/00009 - 1

Contact: Mr Roger Busby
Telephone: (02) 6591 7254



21 September 2011

Dear Sir

RE: PLANNING PROPOSAL - REZONING OF LOT 3 DP 1120817 AND LOT 100 DP 1139447, PACIFIC HIGHWAY, BULAHDELAH

Council has prepared a Planning Proposal for the rezoning of the above land at Bulahdelah.

In September 2006 Council, in considering a request for the rezoning of land for the purpose of expansion of the existing golf course and facilities, development of a brewery, resort and residential subdivision resolved the following:

1. To support in-principle the rezoning of Lot 1 DP 120651, Lot 5 DP 863307 and Lot 128 DP 753150 for the expansion of the existing golf course and facilities development of a brewery, resort and residential subdivision; and
2. To Advise the Department of Planning that Council intends to include the subject land within the Rural Living Strategy and to incorporate the rezoning in the new Great Lakes LEP if the timing coincides with the new LEP.
3. To prepare a draft Local Environmental Plan over Lot 1 DP 120651, Lot 5 DP 863307 and Lot 128 DP 753150 so as to enable residential subdivision in association with the expansion of the existing golf course and associated facilities and the development of a brewery and tourist facility.

Development consent has issued for the brewery and tourist facility referred to in item 1 above and the proponents still intend on undertaking the expansions to the golf course.

After considerable consultation with the department in the 18 months following Council's resolution the department advised Council that the land was to be identified as a potential growth area in the Mid North Growth Area Maps and that Council could progress the rezoning. In December 2008 the department advised Council that a

Local Environmental Study would be required. The Director-General's specifications for the LES were also provided.

On the basis of the support from the department Council and the proponent continued with comprehensive investigations of the land. These have now enabled an informed Planning Proposal to be prepared.

At its Strategic Committee meeting of 13 September 2011 Council, when considering the Planning Proposal, resolved:

- A. In accordance with Section 55 of the Environmental Planning and Assessment Act 1979, the planning proposal for Lot 3 DP 1120817 and Lot 100 DP 1139447 Bulahdelah (Land around Bulahdelah Golf Course), as contained in Attachment A, be endorsed by Council and submitted to the NSW Department of Planning and Infrastructure for a Gateway Determination.
- B. If the planning proposal is given a Gateway Determination to proceed, that consultation be undertaken with the community and government agencies in accordance with Section 57 of the Environmental Planning and Assessment Act 1979 and any directions of the gateway determination.
- C. A further report be presented to Council following the public exhibition process, to demonstrate compliance with the Gateway Determination and to provide details of any submissions received during the exhibition process.

The Planning Proposal is attached and it would be appreciated if the Department could issue a gateway determination in accordance with section 56 of the Act so as to enable the rezoning to continue.

Should you have any enquiries regarding this letter or the supporting information attached please do not hesitate to contact the below signed on (02) 6591 7254.

Yours faithfully



R BUSBY

**Manager Strategic Planning
Planning and Environmental Services**