



3 September 2013

Ref: 7/2005R
Enquiries: Andrew Lister

Brian Murphy
NSW Department of Planning and Infrastructure
PO Box 1226
NEWCASTLE NSW 2300

Dear Brian

**Re: Planning Proposal at Brimbin New Town, Lansdowne Road
Amendment No. 4 to Greater Taree LEP 2010**

As advised in recent correspondence, we are forwarding to you a copy of the Planning Proposal related to Amendment No.4 of Greater Taree LEP 2010.

This Amendment was tabled at the Ordinary Meeting of Council on the 21st August 2013, wherein it was resolved:

- (i) *That the Lot Size Map contained in the Brimbin Planning Proposal for the RU4 zoned land east of Lansdowne Road be amended to be a 300ha minimum;*
- (ii) *That the amended Brimbin Planning Proposal be forwarded to the Department of Planning and Infrastructure for a Gateway Determination from the Minister for Planning and Infrastructure to endorse the new, larger area of Brimbin covered by the Planning Proposal and to undertake community consultation; and*
- (iii) *That should a successful Gateway Determination be provided, community consultation for the Planning Proposal be undertaken in accordance with the requirements determined by the Minister for Planning and Infrastructure*

We have incorporated the amendments referred to above in the attached LEP maps, and are now seeking a Gateway determination from the Department to progress this amendment.

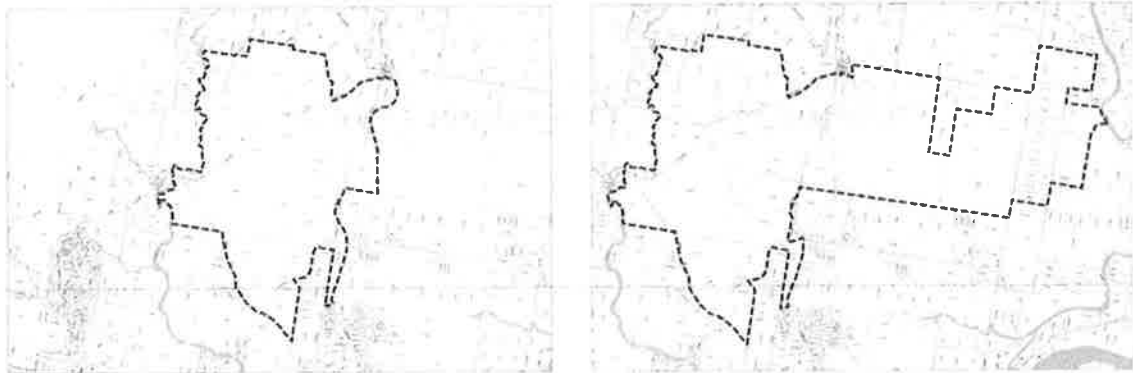
The Planning Proposal covers a range of issues that were examined by Council, as outlined below:

- *Inclusion of eastern lands;*
- *Proposed zones;*
- *Structure Plan;*
- *Retail lands;*
- *Employment lands;*
- *Environmental living – E4 zone;*
- *Rural employment lands;*
- *Environmental outcomes;*
- *Community outcomes;*
- *Traffic impacts;*
- *Cultural heritage;*
- *European heritage;*

- *Infrastructure provision; and*
- *Future masterplanning.*

The Planning Proposal and accompanying report to Council which address each of these issues are both attached to this correspondence.

Please note that the area for which a Gateway determination is being sought is altered from the original area. A map illustrating the study area that was the subject of the original Gateway determination, and a map which includes the additional "eastern lands" is illustrated below.



The Department previously raised no concern to include these non-urban lands in the Planning Proposal notwithstanding those lands were located outside the MNCRS. Accordingly, we formally request the Gateway determination be updated to incorporate the additional area.

The other key items of note for the Department include the introduction of the E4 Environmental Living zone from the standard template. This zone does not currently appear in the Greater Taree LEP 2010. We recommend the adoption of the E4 zone objectives and land-use table in full.

The intended LEP amendment also includes two enabling clauses which are to appear within Schedule 1 – Additional Permitted Uses. These relate to the specific subdivision options within the RU4 and E4 zones located in the newly added "eastern lands". While enabling Clauses are not normally favoured for new release areas, the environmental sensitivity of these particular zones, and the sustainable economic outcomes that Council is trying to achieve could not be easily resolved by standard land-use provisions. The attached report to Council explains the justification for seeking the inclusion of these enabling standards.

I trust that the Planning Proposal meets your requirements. We also confirm that consultant planner Andrew Lister is continuing to assist with this Planning Proposal. Please contact either Andrew (0406 316228), Lisa Proctor (6592 5249) or myself if you require any additional information.

Yours faithfully

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