

26 May 2015

Katrine O'Flaherty
Team Leader
NSW Department of Planning and Environment
PO Box 1226
Newcastle NSW 2300

Ref: S1045
Enquiries: Sue Calvin

Dear Katrine

Greater Taree Local Environmental Plan 2010 Amendment No. 12 – Pearson Planning Proposal

Please find attached the planning proposal for amendment number 12 to the *Greater Taree Local Environmental Plan 2010* (LEP). Council is seeking a Gateway determination to progress this amendment.

This amendment is referred to as the Pearson planning proposal and forms part of the Northern Gateway Transport Hub, which we have discussed with the Department on a number of occasions. The proposed amendment is to include:

- the site in the General Industrial (IN1) zone
- a local provision in Part 7 of the LEP which only permits transport industry uses. The intent of this provision is outlined in section 3 of the planning proposal. After exhibition we would like to discuss with Parliamentary Counsel the appropriate wording required to achieve this intent
- a minimum lot size of 2Ha over the site.

We acknowledge that we need to undertake additional consultation with Roads and Maritime Services and the Office of Environment and Heritage after the Gateway determination to ensure that the traffic and Aboriginal Cultural assessments are adequate.

Please note that we also intend to undertake further analysis of the visual impacts, noise, land contamination and additional traffic considerations. This analysis will be undertaken after the Gateway determination (and prior to exhibition) and will be included in either the planning proposal or accompanying Development Control Plan (DCP) provisions. These DCP provisions will be advertised at the same time as the planning proposal to provide the community with all of the relevant information for the site.

Council is able to consider this application under its delegations if considered appropriate by the Department.

I trust the planning proposal meets your requirements. Please contact Sue Calvin (6592 5384) if you require any additional information.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Richard Pamplin', with a long, sweeping horizontal stroke extending to the right.

Richard Pamplin
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