



23 February 2015

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

Dear Sir/ Madam,

**REFERRAL TO THE LEP GATEWAY REVIEW PANEL
PLANNING PROPOSAL
Lots 4 & 5 DP 243425 and Lot 22 DP 255386
Tallwood Drive and Old Soldiers Road, Rainbow Flat**

Greater Taree City Council (GTCC) has received a Planning Proposal for land in Tallwood Drive and Old Soldiers Road at rainbow Flat. Blueprint Planning has been engaged by GTCC to assess and process the Planning Proposal.

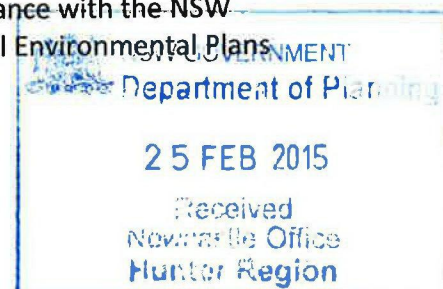
The Planning Proposal has been prepared by the applicant's consultant, CoastPlan Group. Council considered a report on the Planning Proposal at its meeting of 15 October 2014 and resolved:

- i. That the planning proposal for Lots 4 & 5 DP 243425 and Lot 22 DP 255386 be amended to indicate that it is seeking a minimum lot size of 1.5ha for areas to be zoned R5 – Large Lot Residential,
- ii. That the amended planning proposal for Lots 4 & 5 DP 243425 and Lot 22 DP 255386 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 the additional studies identified in this report be prepared by the applicant prior to undertaking community consultation and that the planning proposal be amended accordingly on the findings of the specialist studies, and
- iv. That community consultation be undertaken in accordance with the requirements determined by the Minister for Planning.

The applicant has submitted an amended Planning Proposal in accordance with council's resolution.

It is considered that the Planning Proposal has been prepared in accordance with the NSW Department of Planning and Infrastructure's "A Guide to Preparing Local Environmental Plans (October 2012)".

15/02/2015



LAND USE PLANNING

PROJECT CO-ORDINATION

LOCAL GOVERNMENT SPECIALIST

6 Braeroy Drive Port Macquarie NSW 2444
02 6581 5686 | 0410 057 352

tony@blueprintplanning.net.au
www.blueprintplanning.net.au

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

Enclosed is a CD with an electronic copy of the following documents:

1. This covering letter,
2. The Planning Proposal,
3. The supporting Planning Report by CoastPlan Group,
4. The Report to Council meeting of 15 October 2014,
5. Extract of Minutes of Council meeting of 15 October 2014,
6. Letter from OEH - in principle support for road realignment,
7. Letter from landowner – agreement to road alignment.

Please contact Tony Blue on 0410 057 352 or tony@blueprintplanning.net.au, if you have any questions regarding this Planning Proposal.

GTCC's contact is Mr Michael Griffith, 02 6592 5225, or michael.griffith@gtcc.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read "AP Blue", written in a cursive style.

AP Blue
Partner
Blueprint Planning Consultants