

## Sara McDonald

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**From:** Matthew Zenkteler <MZenkteler@tweed.nsw.gov.au>  
**Sent:** Friday, 20 December 2024 1:47 PM  
**To:** Damian Chapelle; Rebecca Dinnen  
**Subject:** FW: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi if you could please upload it to the portal that would be great – Ben called earlier today asking for a proof of owner’s consent to the application of the C2 zoning instead of C3. I trust this email will be sufficient.

Kind regards,  
Matthew

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**From:** Matthew Zenkteler <MZenkteler@tweed.nsw.gov.au>  
**Sent:** Friday, 20 December 2024 1:42 PM  
**To:** Ben Holmes <Ben.Holmes@dpie.nsw.gov.au>  
**Cc:** Rebecca Dinnen <rdinnen@ndc.com.au>  
**Subject:** FW: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi Ben,

Thank you for your phone call earlier today.

As discussed, please see below for a written confirmation from the landowner expressing support to the application of the C2 zone, instead of the C3 zone.

I hope this additional information is sufficient to progress this request further.

Kind regards,  
Matthew

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**From:** Rebecca Dinnen <[rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)>  
**Sent:** Thursday, 5 September 2024 4:06 PM  
**To:** Brooke O'Dea <[bodea@tweed.nsw.gov.au](mailto:bodea@tweed.nsw.gov.au)>  
**Cc:** Matthew Zenkteler <[MZenkteler@tweed.nsw.gov.au](mailto:MZenkteler@tweed.nsw.gov.au)>; Damian Chapelle <[dchapelle@ndc.com.au](mailto:dchapelle@ndc.com.au)>  
**Subject:** RE: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi Brooke

Thank you for your time on the phone this afternoon. I can confirm that the client is happy to proceed with the C2 zone being used to align with the current proposed C Zone mapping. However, would like to request that yourself and an ecologist visit the site to increase the area of the RU2 zone, thereby reducing the proposed C2 zoning.

The client may not be able to attend the site visit, however he is happy for you to attend, there are no locked gates.

The client contact details are as follows:

Scott Pearson  
[scottnicholaspearson@gmail.com](mailto:scottnicholaspearson@gmail.com)  
0428 724 341

We are in the process of updating our proposed land use zoning map with a disclaimer that it the final map may change subject to the finalisation of the site characteristics assessment by Council.

We look forward to hearing the outcome of your site inspection.

Regards

## Rebecca Dinnen

Town Planner

Tuesday, Wednesday & Thursday



Telephone: 02 6622 1011 | Email: [rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)

Post: PO Box 1138, Lismore NSW 2480

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**From:** Brooke O'Dea <[bodea@tweed.nsw.gov.au](mailto:bodea@tweed.nsw.gov.au)>

**Sent:** Wednesday, 4 September 2024 4:53 PM

**To:** Rebecca Dinnen <[rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)>

**Cc:** Matthew Zenkteler <[MZenkteler@tweed.nsw.gov.au](mailto:MZenkteler@tweed.nsw.gov.au)>; Damian Chapelle <[dchapelle@ndc.com.au](mailto:dchapelle@ndc.com.au)>

**Subject:** RE: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi Rebecca,

In the coming weeks Council will be submitting a Planning Proposal for Stage 1 of the Tweed C Zones to the NSW Government for Gateway Review. We anticipate public exhibition of the project in March-April 2025 pending Gateway Determination.

There have been some changes to the C Zone mapping since it was first released in 2022, including to Lot 1 Clothiers Creek Road which is now proposed for part C2 Environmental Conservation zone and part RU2 Rural Landscape zone.

The site contains mapped key threatened species habitat (for koala) which makes that portion of the site eligible for a C2 zone under the [Northern Councils E Zone Review Final Recommendations Report](#).

Council's draft methodology allows the more flexible C3 zone to be used in the rural context even where the C2 zone criteria is satisfied. There are several circumstances however where the C2 zone is considered necessary, and this includes where land provides continuity to National Parks and Nature Reserves. As the land to the north and east of the Clothiers Creek Rd site was acquired by NPWS and is proposed for a C1 National Parks and Nature Reserves zone, Council have sought to apply the C2 zone to the eligible portion of the site.

For the current Planning Proposal, I am recommending a C2 zone be used to protect high environmental value assets on the site and align with the current C Zone mapping.

Please let me know if you wish to discuss this further.

Thanks,  
Brooke.

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**Brooke O'Dea**

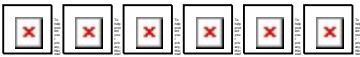
Environmental Planning and Policy Officer

Monday - Thursday

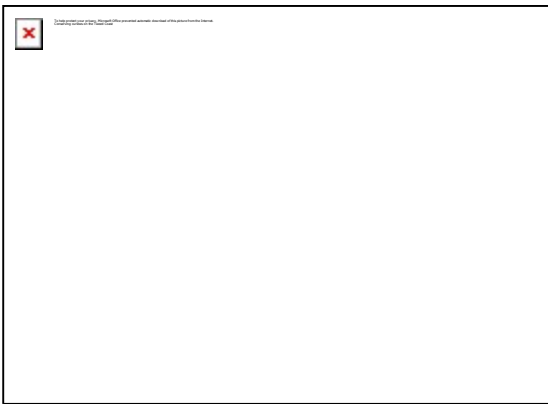


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**From:** Rebecca Dinnen <[rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)>  
**Sent:** Wednesday, September 4, 2024 10:08 AM  
**To:** Brooke O'Dea <[bodea@tweed.nsw.gov.au](mailto:bodea@tweed.nsw.gov.au)>  
**Subject:** FW: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Good morning, Brooke

Apologies, please see the email below, the email to you bounced as I inadvertently missed the "u" off the end of your email address.

Regards

**Rebecca Dinnen**

Town Planner

Tuesday, Wednesday & Thursday



**Telephone:** 02 6622 1011 | **Email:** [rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)

**Post:** PO Box 1138, Lismore NSW 2480

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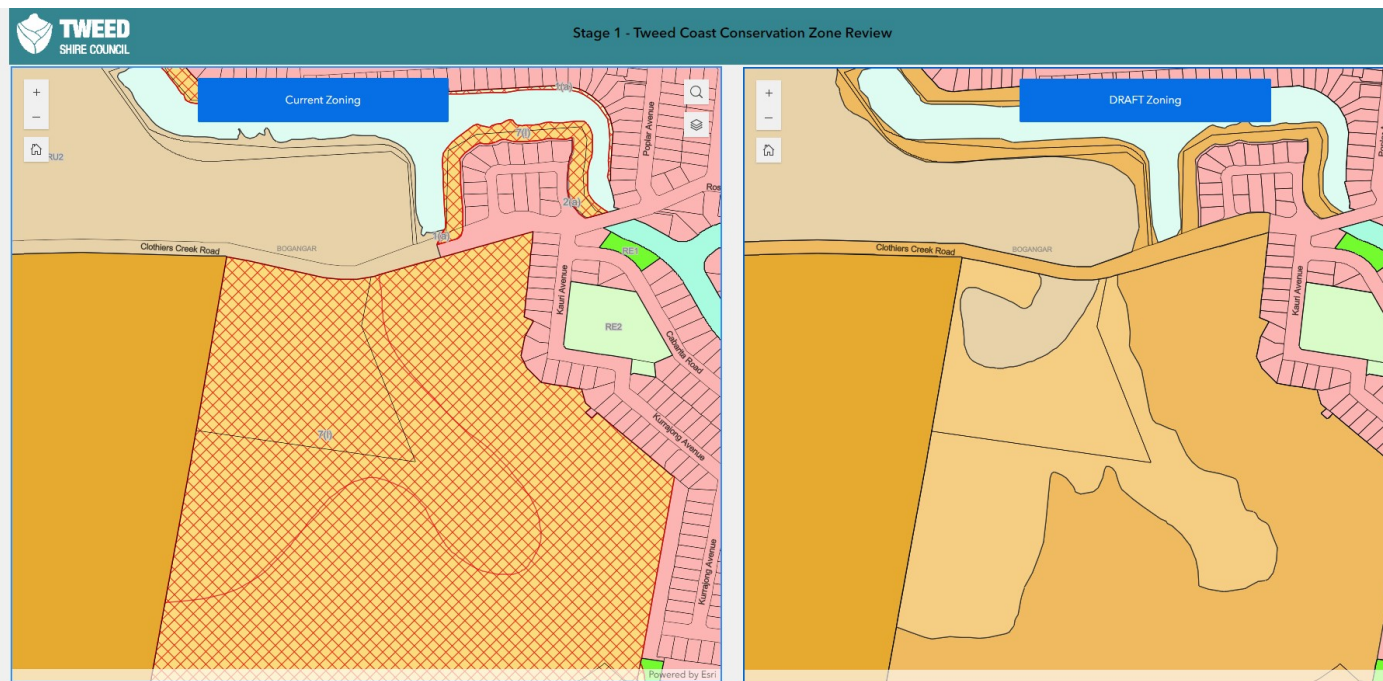
**From:** Rebecca Dinnen  
**Sent:** Wednesday, 4 September 2024 10:05 AM  
**To:** Matthew Zenkteler <[mzenkteler@tweed.nsw.gov.au](mailto:mzenkteler@tweed.nsw.gov.au)>; [bodea@tweed.nsw.gov.au](mailto:bodea@tweed.nsw.gov.au)  
**Cc:** Damian Chapelle <[dchapelle@ndc.com.au](mailto:dchapelle@ndc.com.au)>  
**Subject:** FW: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Good morning, Brooke & Matthew,

Apologies there was an error in the preparation of the proposed land zoning map.

We would have proposed RU2 on the smaller section of the site and C3 in the remaining portion.

However, in your email below the attached C zone draft mapping indicates that the remaining portion has now been allocated a C2 zoning. Has the C zone draft mapping progressed further than what is publicly available online. See extract below:



Could you please clarify if we should be amending the proposed land zoning map to indicate the C3 zoning as per the online mapping or a C2 zoning to be consistent with mapping indicated in the below email.

Once we have received clarification we will amend the plan promptly.

Please do not hesitate to contact me if you have any questions.

Kind Regards

## Rebecca Dinnen

Town Planner

Tuesday, Wednesday & Thursday



Telephone: 02 6622 1011 | Email: [rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)

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**From:** Damian Chapelle <[dchapelle@ndc.com.au](mailto:dchapelle@ndc.com.au)>

**Sent:** Wednesday, 4 September 2024 7:48 AM

**To:** Rebecca Dinnen <[rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)>

**Subject:** FW: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi Bec,

Can you confirm the below please.

Looks like Darlo has accidentally swapped the zone labelling as the C3 should be on the balance of the area not RU2

Cheers,

## Damian Chapelle

Managing Partner/Principal Town Planner



Telephone: 02 6622 1011 | Mobile: 0438 862 856 | Email: [dchapelle@ndc.com.au](mailto:dchapelle@ndc.com.au)

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**From:** Matthew Zenkteler <[MZenkteler@tweed.nsw.gov.au](mailto:MZenkteler@tweed.nsw.gov.au)>

**Sent:** Wednesday, September 4, 2024 7:41 AM

**To:** Damian Chapelle <[dchapelle@ndc.com.au](mailto:dchapelle@ndc.com.au)>

**Cc:** Brooke O'Dea <[bodea@tweed.nsw.gov.au](mailto:bodea@tweed.nsw.gov.au)>

**Subject:** FW: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi Damian,

Another matter for discussion this morning – please see comments and a question from Brooke regarding a potential zoning mistake in the Clothiers Creek Road planning proposal.

**From:** Brooke O'Dea <[bodea@tweed.nsw.gov.au](mailto:bodea@tweed.nsw.gov.au)>  
**Sent:** Monday, September 2, 2024 10:44 AM  
**To:** Matthew Zenkteler <[MZenkteler@tweed.nsw.gov.au](mailto:MZenkteler@tweed.nsw.gov.au)>  
**Subject:** RE: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi Matt,

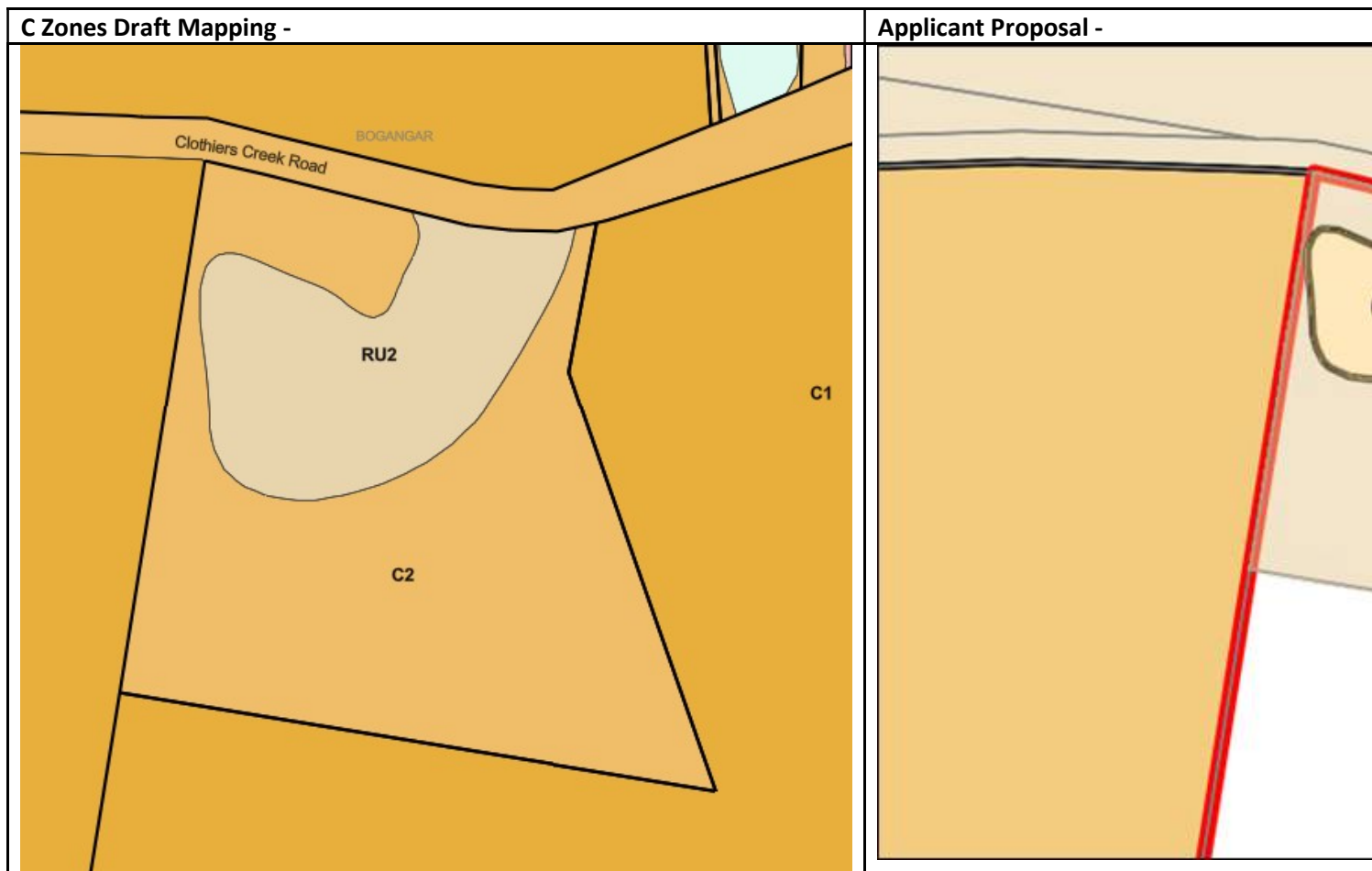
I hope you had a lovely weekend 😊

I apologise for not getting comments to you last week for the Clothiers Creek Rd PP, I had almost the whole week off as I was sick. I am back on deck now and just wanted to chat about the proposed zoning map the applicant has provided.

The site is currently zoned 7(l) and comments provided in Sian's email to the applicant indicated we'd be seeking to rezone part of the site to C2 and part RU2 (to align with the C Zones draft mapping). The applicant has submitted a land zoning map (see below) that does not align with our previous comments / the draft C Zone mapping.

I just wanted to confirm is their intention now to rezone the land or just to have an APU clause for a dwelling?

Thanks,  
Brooke



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**Brooke O'Dea**

Environmental Planning and Policy Officer

Monday - Thursday

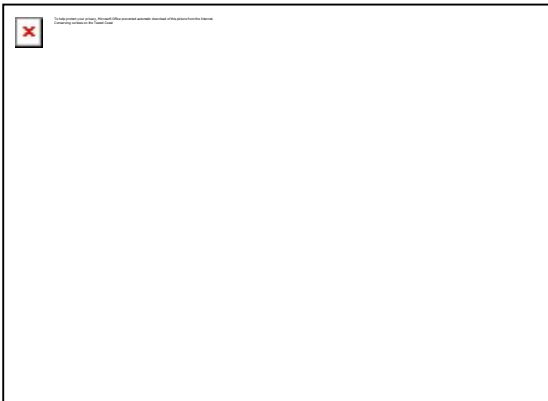


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**From:** Matthew Zenkteler <[mzenkteler@tweed.nsw.gov.au](mailto:mzenkteler@tweed.nsw.gov.au)>  
**Sent:** Wednesday, August 14, 2024 3:11 PM  
**To:** Brooke O'Dea <[bodea@tweed.nsw.gov.au](mailto:bodea@tweed.nsw.gov.au)>; Scott Benitez Hetherington <[scottbh@tweed.nsw.gov.au](mailto:scottbh@tweed.nsw.gov.au)>  
**Cc:** Jonathan Lynch <[JLynch@tweed.nsw.gov.au](mailto:JLynch@tweed.nsw.gov.au)>; Ben Zagami <[bzagami@tweed.nsw.gov.au](mailto:bzagami@tweed.nsw.gov.au)>  
**Subject:** FW: RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi Brooke and Scott,

We have received further advice from NDC on the potential planning proposal for land at Clothiers Creek Rd in Bogangar.

The site was previously evaluated and the Applicant was requested to provide a detailed ecological assessment.

I have attached Sian's preliminary advice provided to the Applicant mid June.

Can you please review the Ecological Assessment and advise whether the planning proposal could proceed. This proposal is still offline, no statutory timeframes apply but we would appreciate a response by the end of August if possible.

Kind regards,  
Matt

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**From:** Rebecca Dinnen <[rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)>  
**Sent:** Tuesday, August 13, 2024 1:50 PM  
**To:** Matthew Zenkteler <[mzenkteler@tweed.nsw.gov.au](mailto:mzenkteler@tweed.nsw.gov.au)>  
**Subject:** RFI Response - Clothiers Creek Road, Clothiers Creek - Planning Proposal (NDC File 230208)

Hi Matthew

Please see below a Dropbox link to the revised Planning Proposal and attachments.

<https://www.dropbox.com/scl/fo/lgb6xjlt7wmeozm0gk65z/ACDn3wFOPk4SH-qJjDmD7Jw?rlkey=fcy0i2u9exvklfimbgoq38g06&st=fl1470nz&dl=0>

We look forward to hearing from you soon.

Please do not hesitate to contact me if you require any further information.

Regards

## Rebecca Dinnen

Town Planner

Tuesday, Wednesday & Thursday



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**From:** Sian Young <[SYoung@tweed.nsw.gov.au](mailto:SYoung@tweed.nsw.gov.au)>

**Sent:** Thursday, 1 August 2024 8:48 AM

**To:** Rebecca Dinnen <[rdinnen@ndc.com.au](mailto:rdinnen@ndc.com.au)>

**Subject:** Clothiers Creek Road Planning Proposal

Good morning Rebecca,

Tomorrow is my final day with Council. Can I please request you forward any future correspondence on this planning proposal to Matthew Zenkteler: [mzenkteler@tweed.nsw.gov.au](mailto:mzenkteler@tweed.nsw.gov.au)

All the best,

**Sian Young**

Strategic Planner

Strategic Planning and Urban Design

p 02 6670 2585



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