

**Our Reference: J5950**

22 June 2020

NSW Department of Planning, Industry and Environment  
Northern Region  
Locked Bag 9022  
**Grafton NSW 2460**

**Attention:** Jeremy Gray – Director Regions, Northern

**Application for Rezoning Review – 225 Terranora Road, Banora Point**

Dear Mr. Gray,

I refer to the abovementioned property and advise that Planit Consulting have been engaged by Wrenn Pty Ltd to prepare a request for a planning proposal which was formally declined by Tweed Shire Council on 21 May 2020. The purpose of this correspondence is to submit a formal application for rezoning review for the Planning Panel's consideration, which is supported by the following documentation:

- Rezoning Review Application Form
- Cheque for \$20,000, being the Rezoning Review Fee
- Request for a planning proposal submitted to Tweed Shire Council on 10 February 2020, and
- A copy of correspondence received from Tweed Shire Council advising the request for a planning proposal is not supported.

Despite the Ministerial Direction issued in March 2016 that deferred land areas in the Tweed should be zoned in accordance with the *Northern Councils E Zone Review Final Recommendations Report*, this land remains deferred from the *Tweed Local Environmental Plan 2014*. With no end in sight, the landowners have initiated the current rezoning request to demonstrate:

- The land does not qualify for an environmental zone
- Rural land uses are not suited to the site
- The R5 Large Lot Residential zone is the logical zoning for the site
- Large lot residential development is a suitable land use outcome

We acknowledge that Council has raised concerns relating to the proposal, however we believe that these matters have been responded to within the request, likewise many of these matters are not prohibitive to large lot residential development, rather constraints to be responded to through the design and Development Application process.

The request is supplemented by the following studies, which collectively confirm the merit of the proposal:

- Bushfire Report
- Phase 1 Preliminary Site Investigation (Contamination Assessment)
- Engineering Report
- Flora and Fauna Review
- Onsite Wastewater and Rainwater Review
- Onsite Sewage Management Assessment Report
- Preliminary Geotechnical Investigation
- Traffic Impact Assessment
- Visual Impact Assessment, and
- Correspondence Acknowledging Resolved Compliance Issues
- Planit submission to Council – dated 20 May 2020

As is outlined within the request for a planning proposal, the proposal is considered to have strategic merit, site-specific merit and adequately address the applicable planning framework. An assessment of the 'Strategic and Site-Specific Merit Tests' is provided under Attachment 1 of the request for a planning proposal and formed part of the submission to Council.

Should you have any questions or queries in relation to the above, please do not hesitate to contact me at your earliest convenience. We look forward to hearing from you shortly.

Yours sincerely



**Luke Blandford**  
**PLANIT CONSULTING**