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Our Reference: J5950

10 February 2020

Tweed Shire Council
Strategic Planning & Urban Design Unit
Via email: tsc@tweed.nsw.gov.au

Attention: Robyn Eisermann – Acting Coordinator, Strategic Planning & Urban Design

Request for a Planning Proposal – 225 Terranora Road, Banora Point

Dear Robyn,

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. As you are aware, the site has a lengthy history and the previous request for a planning proposal was formally declined by Tweed Shire Council on 1 August 2019.

In reviewing the previous Council report, we understand Council continues to hold concern with the proposal relating to visual impact, contamination, and wastewater disposal. To mitigate these concerns, we have pursued further reporting and assessment relating to contamination and wastewater disposal, both of which conclude that the land can accommodate large lot residential development.

The proposal remains unchanged in terms of visual analysis and the relevant development standards requested (namely the 'typical' minimum lot size). We note no direct feedback was included within the previous Council report regarding visual impact and acknowledge that the status of the Scenic Landscape Strategy remains draft. It is our understanding that Council's visual impact concerns relate to longviews and views obtained from public spaces, rather than specific private views from nearby properties, however, we are unclear as to the visual findings of Council which conclude that a two-lot subdivision comprises the maximum development threshold of the land.

In considering the content of the draft Scenic Landscape Strategy (draft SLS) we reaffirm our view that the proposal comprises 'Intermediate' development, is visible from 3-9 viewsheds (as confirmed by previous assessment) and has a 'Moderate' expected visual outcome, which collectively require a Standard VIA be prepared. Should Council be concerned that the rezoning of the land could potentially enable subdivision applications and/or dwelling applications to be lodged prior to the draft SLS, we are happy to consider opportunities with Council to commit to future assessment in this regard.

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. We kindly request that Council consider this request for a planning proposal and we reaffirm our desire to work with Council to establish a suitable planning framework for the site without the need to pursue a rezoning review process.

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 in the upcoming months.

Yours sincerely

A handwritten signature in black ink, appearing to be "LB", is written over a faint circular stamp.

Luke Blandford
PLANIT CONSULTING

Request to Prepare a Planning Proposal

A4. Proposal Details

Name of Proposal	Rezoning of 225 Terranora Road, Terranora
Proposal (Brief Description)	Proposed rezoning to allow large lot residential development

A5. Checklist

Has the planning proposal checklist been completed? Yes ☒ No ☐

A6. Declaration

We the undersigned declare that all the information in this request, checklist and attachments are true and correct

We the undersigned understand that if the information is incomplete the application may be delayed or rejected.

Applicants Name (please print)	Luke Blandford, Planit Consulting		
Applicant's Signature	Luke Blandford <small>Digitally signed by Luke Blandford Date: 2020.02.12 08:27:17 +11'00'</small>	Date	12/02/2020
Applicant's Name (please print)			
Applicant's Signature		Date	

A7. Assignment of Copyright

To facilitate the intended purpose of the attached study, and avoid any potential breach of copyright in respect of the use of material provided, Tweed Shire Council requires the following copyright waiver to be completed.

I Luke Blandford on behalf of Planit Consulting Pty Ltd

in accordance with the Copyright Act 1968 hereby assign all intellectual property for all project materials, works, subject matter, documents, or the like, prepared and presented as attached to this assignment notice, to Tweed Shire Council without cost, and royalty free.

Licensor's Name (please print)	Luke Blandford	Title	Mr
Licensor's Signature	Luke Blandford <small>Digitally signed by Luke Blandford Date: 2020.02.12 08:29:56 +11'00'</small>	Date	12/02/2020
Licensor's Name (please print)		Title	
Licensor's Signature		Date	

Planning Proposal Checklist

Planning Proposal



This checklist should be used when requesting Council to prepare a planning proposal.

The following checklist will help you prepare and lodge a complete request. Please confirm that your application contains all the information listed within the table below by placing a CROSS ☒ in the appropriate Yes/No column titled 'Applicant'.

Even though this request may be accepted for lodgment, this does not infer that Council will be in a position to act upon the request immediately, nor that Council will agree to prepare a planning proposal as requested. Council reserves the right to request further information, if necessary, upon formal assessment of the proposal.

Applicants are advised to ensure that documentation is in accordance with Council's document "Guidelines – Local Environmental Plan Making"


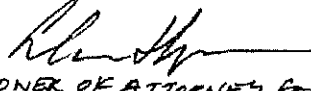
Incomplete applications will be returned to the proponent. No work will commence until all appropriate fees have been paid.

Item	Copies	Applicant		Office Use
		Y	N	
Details of any pre-request meeting	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Director's (or Coordinator PRU) approval for lodgement been obtained	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aboriginal Due Diligence Assessment been completed in consultation with the Local Aboriginal Advisory Committee (AAC) and included with the PP request		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Editable Electronic Copy (Word and/or editable PDF) of Planning Proposal request and all attachments	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hard copies of Planning Proposal request and all attachments	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Have fees been paid (appropriate fees MUST be paid with this request)	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landowners Consent on Planning Proposal request form signed or letter provided		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property details correct (including Lot, DP, SP or NPP)	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has the Strategic context been addressed in the Planning Proposal		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does the request comply with the DP&I guide to preparing Local Environmental Plans and Council's 'Guidelines - Local Environmental Plan Making'		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Council Officer Declaration		Y	N
I verify the above information has been provided and recommended acceptance of the request		<input type="checkbox"/>	<input type="checkbox"/>
Officer Name	<input type="text"/>	Date	<input type="text"/>
Proposal Name	<input type="text"/>		
Brief Description of Proposal	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		

To Whom It May Concern,

We hereby give Planit Consulting Pty Ltd permission to prepare and lodge applications, including Planning Proposals, Applications to Modify and Development Applications and to liaise with State & Local Authorities in respect of any development proposed on the subject lands and relating to the Environmental Planning & Assessment Act, 1979, the Local Government Act, the Roads Act and any other form of Integrated approval required under the Environmental Planning & Assessment Act, 1979.

LOT & PLAN NUMBERS		
Lot 18 DP 856285		
UNIT/STREET NUMBER:	STREET NAME:	SUBURB:
225	Terranora Road	Terranora
OWNER	SIGNATURE	
<small>(including title, if applicable: Director, Company Secretary, etc)</small>		
WRENN PTY LTD AFF	 ALAN HOPE DIRECTOR  ALAN HOPE AS POWER OF ATTORNEY FOR GREGORY VINK DIRECTOR	
NB. All land owners are to sign		
COMPANY NAME <small>(if applicable)</small>	WRENN PTY LTD	
ACN: <small>(if owner is a corporation)</small>	074 053 222	
COMPANY SEAL: <small>(if applicable)</small>		

Signing on behalf of a company as THE OWNER:

A company can provide owners consent with or without the company's common seal.

The above must be signed by either:

- Two directors of the company;
- A director AND the secretary of the company; or
- If the company has only one director and they are also the secretary, they can sign as the sole director.

THE EXECUTOR MUST INCLUDE THEIR COMPANY TITLE (SOLE DIRECTOR / DIRECTOR / SECRETARY), GIVEN NAME(S) AND COMPANY NAME ALONG WITH THEIR SIGNATURE.