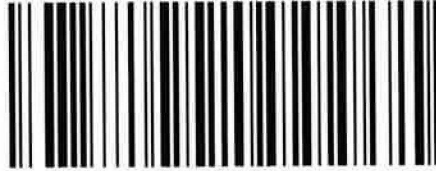




clarence
VALLEY COUNCIL

30 July 2015



PGF002555

Reference: DWS#1534081
Contact: Terry Dwyer

General Manager, Northern Region
Department of Planning & Environment
Locked Bag 9022
GRAFTON NSW 2460

Received
31 JUL 2015
15/11819
Northern Region

Dear Steve

Planning Proposal – Proposed Service Station, Yamba Road, Yamba (REZ2015/0001)

Council, at its Meeting held on 21 July 2015, resolved to support a planning proposal in relation to the above and to refer it to the Planning Gateway.

The planning proposal supports a case to rezone land at Yamba Road, Yamba (legally described below) from R2 Low Density Residential to B2 Local Centre (B2) to permit a service station to be developed at the site.

The full Council resolution in respect of this matter is:

That Council:

- 1. As the relevant planning authority, initiate the Local Environmental Plan "Gateway" process pursuant to Section 55 of the Environmental Planning and Assessment Act 1979 by endorsing the attached planning proposal over Lot 3, DP576021, 189 Yamba Road, Yamba to amend Clarence Valley Local Environmental Plan 2011 to rezone the land from R2 Low Density Residential to B2 Local Centre.*
- 2. Forward the Planning Proposal to the Department of Planning and Environment (the Department) requesting a "Gateway" Determination, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act.*
- 3. Advise the Department that it will accept any plan making delegations that may be offered to Council.*
- 4. Advise the proponent that Council will require the following to be submitted with any development application for a service station should the land be rezoned:*
 - more detailed revised and updated traffic assessment to place on exhibition with the proposal; such assessment to take into account the comments of the Council's Development Engineers set out in this report; and,*
 - revised planning proposal reflecting the outcomes and recommendations of the detailed revised and updated traffic assessment.*

You will note that Council's delegate is prepared to accept any delegation that may be specified and issued by the Gateway determination and Written Authorisation to

Exercise Delegation. Attachment 4 - Evaluation criteria for the delegation of plan making functions has been completed to the best of Councils ability and is enclosed.

Although it may be possible to complete the planning proposal/project within 6 months a 9 month project timeline will be requested to account for any unforeseen delays or impediments that may arise.

Enclosed with this letter is a:

- (i) Hard copy of the planning proposal document entitled "*Gateway Planning proposal to rezone land from R2 to B2 Yamba Road, Yamba*" (Version B, 12 May 2015);
- (ii) Hard copy of the minuted officer report considered by Council at its 21 July 2015 Ordinary Council meeting and its Attachment;
- (iii) Completed Attachment 4 - Evaluation criteria for the delegation of plan making function;
- (iv) Completed Attachment 1 – Information Checklist; and
- (v) Completed project timeline.

Council now forwards the matter to the Department under section 56 (1) of the Act and requests that the Department give consideration to the issue of a Gateway determination at its earliest opportunity.

If you require further information please contact me on telephone 66 430204 or Terry Dwyer, Senior Strategic Planner (Policy) on telephone 66 430243.

Yours faithfully



David Morrison
Manager Strategic & Economic Planning