

19 September 2012

Council ref: PP2011-0007.02

The Regional Director
NSW Department of Planning & Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

Dear Sir

Submission of Planning Proposal for Section 56 Gateway Determination – Business Zoning, 18 John Oxley Drive, Port Macquarie

Council has prepared a planning proposal under section 55 of the *Environmental Planning and Assessment Act 1979*, to amend *Port Macquarie-Hastings LEP 2011*. Council now seeks a gateway determination under section 56 of the Act.

This proposal arises as a first stage of implementation of the *John Oxley Drive Precinct Structure Plan*, which was adopted by Council on 25 July 2012. In conjunction with that resolution Council resolved to prepare this Planning Proposal. In a letter dated 30 April 2012 the Department commented on the draft Structure Plan (your reference PDF001364), and a separate letter from Council dated 19 September 2012 requests approval of an amendment to Council's UGMS in line with the Structure Plan.

A copy of the Council report and the resolution are included with that letter.

Council's *Urban Growth Management Strategy 2011-2031* needs to be updated to incorporate the proposed residential rezonings within the Structure Plan. However, the proposed business zoning is considered to be consistent with the Strategy as the precinct was identified as an area for economic initiatives and for consideration for bulky goods development.

The planning proposal has been extended to include adjoining public road, to enable continuity of LEP map series classifications, rather than leave slivers of rural classifications causing avoidable complications in LEP map preparation and interpretation.

Enclosed are copies of:

- The planning proposal, prepared in accordance with Department's "A Guide to Preparing Planning Proposals".
- Appendix A Site identification map.
- Appendix C Development Concept Option 5 plan.
- Appendix D Economic Impact Assessment by MacroPlan Dimasi Pty Ltd.

Prior to public exhibition Council will be obtaining a review of that economic impact assessment, and, with the input of representatives of the development site and owners and residents of Sienna Grange retirement village, preparing draft Development Control Plan amendments.

The Planning Proposal has been drafted to incorporate additional material prior to exhibition, including the draft DCP provisions.

Should you require further information please do not hesitate to contact Stephen Nicholson on telephone number 6581 8529, or email stephen.nicholson@pmhc.nsw.gov.au.

Yours faithfully



Stephen Nicholson
Senior Strategic Planner

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