

ITEM	13.009/15	PLANNING PROPOSAL – NEW COUNCIL DEPOT AT RUSHFORTH ROAD, SOUTH GRAFTON
Meeting	Environment, Planning & Community	10 February 2015
Directorate	Environment, Planning & Community	
Submitted by	Director - Environment, Planning & Community (Des Schroder)	

SUMMARY

<i>Applicant</i>	Clarence Valley Council
<i>Owner</i>	Clarence Valley Council (Lot 1 DP557049) South Grafton High School/Dept Education and Communities (Lot 2 DP521320)
<i>Subject land</i>	Lot 1 DP557049, Rushforth Road, South Grafton (item 1) Lot 2 DP521320, Rushforth Road, South Grafton (item 2)

On 21 October 2014 Council resolved to support a Planning Proposal to:

- (i) Lot 1 DP557049 - alter the labelled purpose of current SP2 Infrastructure zone on the Land Zoning map from “Sewerage treatment plant” to “Depot and Public administration building” to enable redevelopment of the site for the purposes of a new Council depot and office/administrative facilities associated with Council’s works and operational functions.
- (ii) Lot 2 DP521320 - rezone from SP2 Infrastructure to R1 General Residential.

Council sought and obtained a Gateway Determination from the Department of Planning and Environment. The Planning Proposal was publicly exhibited from 26 November 2014 to 14 January 2015. No submissions were received. No issues are evident that prevent this matter from proceeding to finalisation.

OFFICER RECOMMENDATION

That Council continue to support the Planning Proposal, as exhibited, and continue to exercise its delegated authority pursuant to section 59 of the Environmental Planning and Assessment Act 1979 to finalise the amendment to Clarence Valley LEP 2011 to:

- (i) In respect of Lot 1 DP557049 - alter the labelled purpose of current SP2 Infrastructure zone on the Land Zoning map from “Sewerage treatment plant” to “Depot and Public administration building” to enable redevelopment of the site for the purposes of a new Council depot and office/administrative facilities associated with Council’s works and operational functions.
- (ii) In respect of Lot 2 DP521320 - rezone from SP2 Infrastructure to R1 General Residential.

COMMITTEE RECOMMENDATION

Williamson/Howe

That the Officer Recommendation be adopted.

Voting recorded as follows:

For: Williamson, Howe, Hughes, McKenna
Against: Baker

COUNCIL RESOLUTION - 13.009/15

(Crs McKenna/Kingsley)

That Council continue to support the Planning Proposal, as exhibited, and continue to exercise its delegated authority pursuant to section 59 of the Environmental Planning and Assessment Act 1979 to finalise the amendment to Clarence Valley LEP 2011 to:

(i) In respect of Lot 1 DP557049 - alter the labelled purpose of current SP2 Infrastructure zone on the Land Zoning map from "Sewerage treatment plant" to "Depot and Public administration building" to enable redevelopment of the site for the purposes of a new Council depot and office/administrative facilities associated with Council's works and operational functions.

(ii) In respect of Lot 2 DP521320 - rezone from SP2 Infrastructure to R1 General Residential.

Voting recorded as follows

For: Councillors Baker, McKenna, Howe, Toms, Williamson, Simmons, Lysaught, Hughes, Kingsley

Against: Nil

LINKAGE TO OUR COMMUNITY PLAN

Theme 5 Our Leadership

Objective 5.1 We will have a strong, accountable and representative Government

Strategy 5.1.4 Provide open, accountable and transparent decision making for the community

BACKGROUND

Council sought and obtained a Gateway Determination (dated 10 November 2014) from the Department of Planning and Environment. The Minister chose to delegate the making of the LEP to Council. The Gateway Determination also specified that the Planning Proposal was to be completed by 17 August 2015.

The Planning Proposal was made publicly available in accordance with the Gateway Determination. Refer to "Consultation" below for further details relating to public exhibition and consultation. No submissions were received.

KEY ISSUES

All relevant issues were identified and discussed in the report considered by Council at its 21 October 2014 ordinary meeting. No additional issues have come to light as part of the exhibition and consultation process.

COUNCIL IMPLICATIONS**Budget/Financial**

The Planning Proposal has been prepared utilising existing in-house resources requiring no additional budget allocation at this stage. The costs associated with the Depot and Accommodation Rationalisation Project are not the subject of this report.

Asset Management

N/A as this report relates only to the rezoning phase of enabling this project/facility at this stage.

This is Page 86 of the Minutes of the Ordinary Council Meeting of Clarence Valley Council on 17 February 2015.

Policy or Regulation

Environmental Planning and Assessment Act 1979 – including relevant State environmental planning policies and Minister’s Section 117 Directions made under the Act.

Local Government Act 1993 (LG Act) - Lot 1 (Item 1) is classified as “operational” under section 26 of the LG Act and has been so classified since 20 June 1994.

Consultation

The Planning Proposal was publicly exhibited from 26 November 2014 to 14 January 2015. It was also referred to NSW Department of Education and Communities and the South Grafton High School. Further written notice of the exhibition of the Planning Proposal was issued to the owners of residential properties within 100 metres of the boundary of the site. As reported above no submissions were received.

The exhibition and consultation process has complied with the Gateway Determination and the Department of Planning and Environment’s *“A guide to preparing local environmental plans”* (April 2013).

Legal and Risk Management

The matter has been assessed and dealt with in accordance with the framework set out in the Environmental Planning and Assessment Act 1979 and accompanying guidelines including:

- *“A guide to preparing planning proposals”*, October 2012; and
- *“A guide to preparing local environmental plans”*, April 2013.

Prepared by staff member:	Terry Dwyer/David Morrison
Approved/Reviewed by Manager:	David Morrison
Section:	Strategic & Economic Planning
Attachment:	N/A