



28 October 2014

Reference: DWS# 1378200
Contact: Terry Dwyer

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

Dear Steve

Planning Proposal – New Council Depot at Rushforth Road, South Grafton - Lot 1 DP 557049 and Lot 2 DP 521320, Rushforth Road, South Grafton

Council, at its Meeting held on 21 October 2014, resolved to support a planning proposal in relation to the above and to refer it to the Planning Gateway.

The purpose of the planning proposal is to ensure the installation of an appropriate zoning over the former South Grafton Sewerage Treatment Plant site (Lot 1 DP 557049) to enable Council to proceed with the redevelopment of Lot 1 DP 557049 for the purposes of a new Council depot and office/administrative facilities; the opportunity is also being taken to rectify a land zoning anomaly in respect of a small portion of land (Lot 2 DP 521320) adjoining the former South Grafton Sewerage Treatment Plant site and owned by the South Grafton High School by rezoning it from SP2 Infrastructure to R1 General Residential.

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 1 DP 557049, Rushforth Road, South Grafton to amend Clarence Valley Local Environmental Plan 2011 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.*
- 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. Undertake community consultation regarding the Planning Proposal, subject to the determination of the Gateway Process.*
- 4. That Council's delegate exercise any delegation that may be specified and issued by the Gateway determination and Written Authorisation to Exercise Delegation.*

You will note that Councils 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.

Proposed consultation is discussed in greater detail in the draft Planning Proposal document. Council estimates a timeframe of 9 months will be required for this project, on the assumption that there are to be no further technical studies specified as part of the Gateway determination.

Enclosed with this letter is a:

- (i) Hard copy of the planning proposal document entitled *Planning Proposal – New Council Depot at Rushforth Road, South Grafton* (October 2014).
- (ii) Hard copy of the minuted officer report considered by Council at its 21 October 2014 Ordinary Council meeting and its Attachment;
- (iii) Completed Attachment 4 - Evaluation criteria for the delegation of plan making function; Note - this forms an attachment to the report to Council.
- (iv) Completed Attachment 1 – Information Checklist.

In relation to the enclosed material, please note the following:

- Attachment 1 – Information Checklist – this has been completed in a manner to largely reflect that very little or no additional information or studies need be undertaken or submitted in addition to the draft Planning Proposal already prepared.
- Attachment 4 - Evaluation criteria for the delegation of plan making functions – the reference to “*none other than the minuted officer report considered by Clarence Valley Council on 15 July 2014*” opposite “*Additional Supporting Points/Information*” should read “*none other than the minuted officer report considered by Clarence Valley Council on 21 October 2014*”.

Council now 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 66 430 243 or David Morrison, Manager Strategic & Economic Planning on telephone 66 430 204.

Yours faithfully



Terry Dwyer
Senior Strategic Planner (Policy)