



25 September 2013

Reference: DWS#1145556
Contact: Terry Dwyer

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

Dear Steve

Planning Proposal - Lot 1, DP 345729, 31 Charles Street, Iluka (REZ2013/0002)

Council, at its Meeting held on 17 September 2013, resolved to support a planning proposal over the above mentioned land and to refer it to the Planning Gateway. The purpose of the planning proposal is to rezone the land to B2 Local Centre.

The full Council resolution in respect of this matter is that:

1. Council support the planning proposal that seeks the rezoning of Lot 1 DP 345729 to B2 Local Centre
2. Refer the planning proposal to the Department of Planning and Infrastructures planning gateway
3. Council requests the proponent to provide an electronic copy of the document in "pdf" format that is of reasonable file size (not exceeding 10 – 15 MB)

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. Please note in relation to the following:

- (a) **details related to proposed consultation** – the Planning Proposal document (p. 25) does not provide anything too specific.
- (b) **Compatibility with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director - General** – as noted in the Officer report to Council as the Mid North Coast Regional Strategy lacks specificity in relation to a proposal of this nature and scale it would be difficult to assess the matter as either specifically consistent or inconsistent with both the strategy and section 117 Direction 5.1. Given this it could be argued that the Proposal is not inconsistent with this Direction. Further, there is currently no strategy that is approved by the Director - General of the Department of Planning that supports proposed new employment areas at Iluka.

- (c) **consistency with all relevant S117 Planning Directions** – refer to comment in (b) above in relation to an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General. Refer also the Officer report to Council in relation to section 117 Directions 1.1 Business and Industrial Zones and 5.1 Implementation of Regional Strategies.

The report considered by Council did not discuss a consultation strategy due to the officer recommendation that was being made. However, as a low impact proposal, the following consultation strategy could be considered appropriate:

- Consultation/exhibition period of fourteen (14) days
- Written notification to immediately adjoining neighbours
- Other stakeholders – invite Iluka Chamber of Commerce Inc. to make a submission at exhibition stage.

Enclosed with this letter is a:

- Hard copy (unbound) of the planning proposal document as lodged by the proponent (Paddy Dawson Town Planning);
- CD containing a copy of the planning proposal document as lodged by the proponent;
- copy of the minuted officer report considered by Council at its 17 September 2013 Ordinary Council meeting and Attachment 1; and
- Completed Attachment 4 - Evaluation criteria for the delegation of plan making functions.

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)