



21 January 2014

Reference: DWS#1213929
Contact: Terry Dwyer

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

Dear Sir

Planning Proposal – Junction Hill commercial and recreational - Part Lot 1 DP1057941, Summerland Way, Junction Hill

Council, at its Meeting held on 16 July 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 and RE1 Public Recreation.

The full Council resolution in respect of this matter is as follows:

"That Council

- 1. Endorse the draft Planning Proposal (attached), to allow the rezoning of the proposed allotments for commercial and recreational usage as set out, subject to satisfactory arrangements being made in regard to the dedication of the proposed recreational land.*
- 2. Forward the draft Planning Proposal to the Department of Planning and Infrastructure with a request for a Gateway determination and proceed to public exhibition subject to advice received, and*
- 3. Request that the Gateway delegate to Council plan making functions under Sections 59(2) and (3) of the Environmental Planning and Assessment Act 1979, in this instance".*

The satisfactory arrangements for the dedication (to Council) of the proposed recreational land in Part 1 of Councils resolution have now been made by means of a planning agreement within the meaning of Subdivision 2 of Division 6 of Part 4 of the Act between Council and the developer/land owner (Farlmat Pty Ltd). Council will be executing its part of the planning agreement in the near future.

The report considered by Council on 16 July 2013 and Councils resolution is silent on the matter of acceptance and exercise of plan making delegations in this specific instance. However I can advise that Council is prepared to accept any delegation that may be specified and issued to Council's delegate by the Gateway determination and Written Authorisation to Exercise Delegation.

The report considered by Council indicated that a consultation/exhibition period of 28 days way appropriate in this instance. However other key elements of the proposed consultation strategy include:

- (i) Written notification to immediately adjoining neighbours
- (ii) written invitation to the following public authorities to comment –

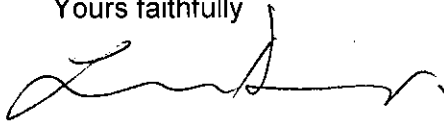
Roads and Maritime Services (RMS)

Enclosed with this letter is a copy of:

- the planning proposal document as considered by Council on 16 July 2013 but updated to revise the original Project Timeline;
- the minuted officer report considered by Council at its 16 July 2013 Ordinary Council meeting;
- completed Attachment 1 – Information Checklist;
- completed Attachment 4 - Evaluation criteria for the delegation of plan making functions;
- planning agreement between CVC and Farlmat Pty Ltd, as signed by Farlmat P/L.

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)