



3 March 2014

Reference: DWS#1240194
Contact: Terry Dwyer

General Manager, Northern Region
Planning & Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

Dear Steve

Planning Proposal - Part Lot 2, DP 1055044, Tullymorgan - Jackybulbin Road, Mororo

Council, at its Meeting held on 18 February 2014, 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 permit an explosives depot, machinery storage and an Ammonium Nitrate Emulsion (ANE) mixing plant on a part of the land.

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 Part Lot 2, DP 1055044, Tullymorgan - Jackybulbin Road, Mororo to amend Schedule 1 of Clarence Valley LEP 2011 to permit, with consent, development for the purpose of a warehouse or distribution centre, depot and Ammonium Nitrate Emulsion (ANE) mixing plant.*
- 2. Forward the Planning Proposal to the Department of Planning and Infrastructure requesting a "Gateway" Determination, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act.*
- 3. Subject to the Gateway Determination issued, request the applicant/proponent to amend the Planning Proposal document to better reflect how Clarence Valley LEP 2011 should be amended including the acknowledgment of mapping the additional permitted uses and inserting the Additional Permitted Uses Map definition into the LEP.*
- 4. Undertake community consultation regarding the Planning Proposal, subject to the determination of the Gateway Process.*
- 5. 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 the minuted officer report considered by Council at its 18 February 2014 Ordinary Council.

Enclosed with this letter is a:

- Hard copy (unbound) of the planning proposal document as lodged by MikeSvikisPlanning on behalf of the proponent (Precision Industries Pty Limited);
- Hard copy of the minuted officer report considered by Council at its 18 February 2014 Ordinary Council meeting and its Attachment 1 and 2;
- Completed Attachment 4 - Evaluation criteria for the delegation of plan making functions.
- CD containing an electronic copy of the above referred material and the Preliminary Hazard Assessment prepared by Greg Alderson and Associates P/L accompanying the planning proposal.

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 430243 or David Morrison, Manager Strategic & Economic Planning on telephone 66 430204.

Yours faithfully



Terry Dwyer
Senior Strategic Planner (Policy)