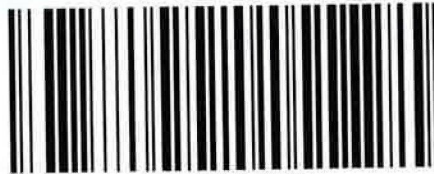




clarence
VALLEY COUNCIL

18 July 2014



PGF002207

Reference: DWS#1318506
Contact: Terry Dwyer

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

TR



Dear Steve

Planning Proposal – Palmers Island Marine Industry Precinct - Lot 2 DP598769, School Road, Palmers Island

Council, at its Meeting held on 15 July 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 support the rezoning of the land to part IN4 Working Waterfront and part W3 Working Waterways to enable the development of a marine industry precinct, incorporating boat building and associated services.

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 2 DP 598769, School Road, Palmers Island to rezone the land to IN4 Working Waterfront and W3 Working Waterways to enable the development of a marine industry precinct, amended to delete land proposed to be zoned IN4 within 100 metres of any existing dwelling not located on the subject land.*
2. *Forward the Planning Proposal to the Department of Planning and Environment requesting a "Gateway" determination, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act.*
3. *Acknowledge inconsistencies with Section 117 Directions 1.2, 3.4, 4.1 and 4.3 as being justified in the circumstances.*
4. *Undertake community consultation regarding the Planning Proposal, subject to the determination of the Gateway Process.*
5. *Request that the proponent provide the following additional assessment to support the proposal prior to exhibition:*
 - a. *Impact on local hydrology, bank stability and aquatic habitat associated with the proposed open canal, and*

b. Additional traffic assessment that considers business as well as employee traffic generated by the proposal including more detailed assessment of likely intersection requirements at the corner of Yamba Road and School Lane.

6. 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 15 July 2014 Ordinary Council meeting. Council estimates a timeframe of 12 months will be required for this project.

Enclosed with this letter is a:

- Hard copy of the planning proposal document as lodged by Hopkins Consultants Yamba Welding & Engineering (YWE) on behalf of the proponent (Yamba Welding & Engineering/YWE);
- Hard copy of the minuted officer report considered by Council at its 15 July 2014 Ordinary Council meeting and its Attachment;
- Completed Attachment 4 - Evaluation criteria for the delegation of plan making functions.
- Completed Attachment 1 – Information Checklist.
- CD containing a copy of all of the above documents.

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 430204 or Terry Dwyer, Senior Strategic Planner (Policy) on telephone 66 430243.

Yours faithfully



David Morrison
Manager Strategic & Economic Planning