



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_BELLI_001_00 (10/16837)
Your ref: L5171/Department of Planning/Grafton Office

Mr Mike Colreavy
General Manager
Bellingen Shire Council
PO Box 117
BELLINGEN NSW 2454

Dear Mr Colreavy,

Re: Planning Proposal to rezone land at Railway Street, Dorrigo

I am writing in response to your Council's letter dated 9 August 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Bellingen Local Environmental Plan 2010 to rezone Lot 710 Railway St Dorrigo (Lot 710 DP 706735) from zone IN1 General Industrial to R1 General Residential enable the land to be developed for seniors housing.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

Should you have any queries in regard to this matter, please contact Paul Garnett of the Regional Office of the Department on 02 6641 6600.

Yours sincerely,


Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_BELLI_001_00): to rezone Lot 710 Railway St Dorrigo (Lot 710 DP 706735) from zone IN1 General Industrial to R1 General Residential.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Bellingen Local Environmental Plan 2010 to rezone Lot 710 Railway St Dorrigo (Lot 710 DP 706735) from zone IN1 General Industrial to R1 General Residential should not proceed for the following reasons:

1. Adequate strategic assessment of the future employment lands needs for Dorrigo has not been undertaken.
2. A comprehensive assessment of the suitability of the existing residentially zoned land in Dorrigo for the range of permissible land uses including seniors housing has not been conducted and therefore it is premature to rezone industrial for residential purposes.
3. The proposal is inconsistent with S117 Directions 1.1 – Business and Industrial Zones and 5.1 – Implementing Regional Strategies.
4. The proposal is contrary to the provisions of the Mid North Coast Regional Strategy which requires the protection of vacant industrial zoned land for future employment opportunities.

Dated  28 day of September 2010.


Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning