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VALLEY COUNCIL

21 December 2012

Reference: Harwood Marine PP
Contact: David Morrison

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

Received
21 DEC 2012
12/20697
North Coast

Dear Steve

**Planning Proposal - Harwood Marine Industry Precinct
Lots 1-4 DP 1155528, un-notified Crown Land & adjoining accreted land
Careys Lane, Harwood Island**

Council, at its Meeting held on 11 December 2012, 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 adjacent to the existing Harwood Island slipway to IN4 – Working Waterfront, to enable the ongoing development of a marine industry precinct.

Council's resolution is as follows :

COUNCIL RESOLUTION – 12.192/12
(Crs Toms/Hughes)

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 Lots 1 - 4 DP1155528, un-notified Crown Reserve and adjoining accreted land, to rezone the land to IN4 Working Waterfront and W3 Working Waterways to enable the development of a marine industry precinct adjoining the existing Harwood slipway.
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. Request a road access strategy to be prepared by the proponent for exhibition with the draft Planning Proposal.
4. Undertake community consultation regarding the Planning Proposal, subject to the determination of the Gateway Process.

The planning proposal lodged by the proponent is enclosed and outlines the proposal in greater detail as well as adequately providing the information and documentation required by section 55 (1) of the Environmental Planning and Assessment Act 1979. The report considered by Council provides additional assessment of the proposal and justification for Council's resolution.

In terms of community consultation, the draft planning proposal is not considered to be a "low impact proposal" in terms of section 5.2..2 of the *Guide to Preparing Local Environmental Plans* as it is not consistent with surrounding zones and, as indicated in Council's resolution, there are servicing issues in terms of traffic that need further assessment. Accordingly, it is Council's intention to exhibit the draft planning proposal for at least 28 days.

Council does not request delegation to make the plan in this instance.

Also enclosed with this letter is a:

- copy of the minuted officer report considered by Council at its 11 December 2012 Ordinary Council meeting.
- a copy of the draft planning proposal and supporting information as submitted on behalf of the applicant (dated 31 October 2012, prepared by GHD)
- copy of the applicant's political gifts and donations declaration
- information checklist as required by *A Guide to Preparing Planning Proposals*
- a CD containing electronic copies of all documentation

If you require further information please contact me on 66 430 204..

Yours faithfully

A handwritten signature in black ink that reads "David Morrison". The signature is written in a cursive, flowing style.

David Morrison
Manager Strategic & Economic Planning