



25 July 2017

Reference: DWS 1949787
Contact: Terry Dwyer

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

Dear Sir

**Planning Proposal – Lot 10 DP 1185535 and Lot 11 DP 1185535, 5 Bridge Street
GLENREAGH (REZ2017/0001)**

Council, at its Meeting held on 27 June 2017 resolved to support a planning proposal over the above mentioned land and to refer it to the Planning Gateway. The planning proposal seeks to rezone 5 Bridge Street, Glenreagh from Rural (RU2 Rural Landscape) to Residential (R2 Low Density Residential) with the aim of enabling a low density residential subdivision and development of the land.

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

"That Council:

- 1. As the Relevant Planning Authority, endorse the planning proposal and seek a Gateway Determination to amend the Clarence Valley Local Environmental Plan 2011 over Lots 10 and 11 DP 1185535, 5 Bridge Street, Glenreagh, to rezone the land from RU2 Rural Landscape to R2 Low Density Residential and otherwise give effect to achieving the objectives and intended outcomes of the planning proposal.*
- 2. Accept inconsistencies with Section 117 Directions 1.2 Rural Zones, 1.5 Rural Lands and 5.10 Implementation of Regional Plans due to the inconsistencies being of a minor nature and advise the Department of Planning and Environment (the Department) accordingly.*
- 3. Forward the planning proposal to the Department requesting a "Gateway" Determination, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act.*
- 4. Advise the Department that should the Gateway Determination allow the planning proposal to proceed, that it will accept any plan making delegations offered under Section 59 of the Environmental Planning and Assessment Act, 1979.*
- 5. Require the proponent, prior to exhibition of the planning proposal, to undertake and provide a revised Stage 1 Preliminary Investigation as part of a*

further amended planning proposal. The revised Stage 1 Preliminary Investigation should include a detailed site history of the subject land including; historical aerial photography, statutory declarations from neighbours and previous owners and a search of Council's records [Government Information (Public Access) Act 2009 – GIPAA].

The planning proposal document lodged by the proponent is enclosed and outlines the proposal in greater detail. Council's resolution also indicates that it will accept any delegation that may be specified and issued by the Gateway determination and Written Authorisation to Exercise Delegation. This is despite the noted inconsistencies with Section 117 Directions 1.2 Rural Zones, 1.5 Rural Lands and 5.10 Implementation of Regional Plans.

It is estimated that a timeframe of up to 9 months should be permitted for this project, on the basis that the proponent is to provide a preliminary site contamination investigation under State Environmental Planning Policy No. 55.

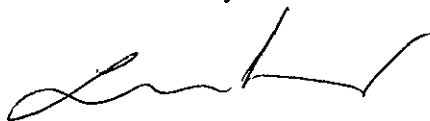
Enclosed with this letter is a:

- Copy of the proponents submitted planning proposal document entitled Planning Proposal - Rezone Lots 10/11 DP1185535 (No. 5) Bridge Street, Glenreagh from RU2 Rural Landscape to R2 Low Density Residential (contained in the Attachment to minuted officer report referred to below);
- Copy of the minuted officer report considered by Council at its 18 July 2017 Ordinary Council meeting & Attachment;
- Completed Attachment 4 - Evaluation criteria for the delegation of plan making function;
- Completed Attachment 1 - Information Checklist; and
- Completed project timeline (preliminary only).

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 66430243.

Yours faithfully



Terry Dwyer
Senior Strategic Planner (Policy)