



31 March 2017

Reference: ECM 1879196
Contact person: Scott Lenton

Mr Craig Diss
Acting Director Regions, Northern
Department of Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Craig

**Planning Proposal REZ2010/0002 – 40 Fairway Drive, South Grafton
Request for Gateway Determination**

Council considered a planning proposal, being a proposed amendment to land use zoning, lot size and building height to enable urban residential and smaller large lot residential development in Fairway Drive, South Grafton, at its Ordinary Meeting on Tuesday 21 March 2017. Council resolved to support referral of the planning proposal to the Planning Gateway while identifying the need for land contamination matters to be resolved prior to any public exhibition.

Council's full resolution was:

COUNCIL RESOLUTION – 14.017/17

Baker/Novak

That Council, as the relevant planning authority:

- 1. Refer the revised planning proposal (dated 20 January 2017) to the NSW Department of Planning and Environment seeking a Gateway Determination;*
- 2. Advise the applicant that should a Gateway Determination be received that either:
 - a) a site auditor statement from an EPA accredited site auditor be provided;*
 - or*
 - b) further site sampling and testing be carried out over the site in accordance with the relevant planning guidelines and by agreement with Council officers; prior to commencement of any public exhibition.**
- 3. Inform the Department that more detailed maps associated with the proposed amendment, being land zoning, lot size and height of buildings maps, a project timeline and a more complete site history in consideration of SEPP 55 will be added to the planning proposal prior to exhibition;*
- 4. Accept any plan making delegations offered as part of a Gateway Determination.*

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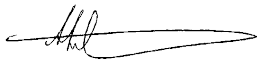
A copy of the full Council report (and attachments) and resolution is attached for your information as well as the 'Attachment 1 – Information Checklist' and 'Attachment 4 - Evaluation criteria for the delegation of plan making functions'..

Council is prepared to accept and plan making delegations that are offered as part of the Gateway Determination.

In the circumstances a 9-month timeframe for completion of the proposed amendments is considered reasonable.

Any enquiries should be directed to me on phone 6643 0234.

Yours faithfully



Scott Lenton
Environmental Planning Coordinator