

27 April 2016

Reference: DWS: 1685310
Contact: Terry Dwyer

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

Dear Sir

Planning Proposal – Workforce Accommodation

Council, at its Meeting held on 19 April 2016 resolved to support a planning proposal relating to workforce accommodation and to refer it to the Planning Gateway.

The purpose of the planning proposal is to facilitate the provision of workforce accommodation (as a form of residential accommodation) associated with large infrastructure projects or other industries or enterprises often having a finite duration or seasonal nature in the Council area or wider region in residential zones under Council's LEP.

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 to facilitate the provision of workforce accommodation (as a form of residential accommodation) associated with large infrastructure projects or other industries or enterprises in the Council area or wider region in residential zones (R1, R2 and R3) and the tourism zone (SP3) under Council's LEP.*
- 2. Forward the Planning Proposal to the Department of Planning and Environment (the Department) requesting a "Gateway" determination, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act.*
- 3. Undertake community consultation regarding the Planning Proposal, subject to the determination of the Gateway Process.*
- 4. Exercise any delegation that may be specified and issued by the Gateway determination and Written Authorisation to Exercise Delegation.*
- 5. Endorse the attached Workforce Accommodation Policy Statement as a basis for a Development Control Plan amendment and to provide direction in the interim.*

Council's resolution also indicates that it is prepared to accept any delegation that may be specified and issued by the Gateway determination and Written Authorisation to Exercise Delegation.

Council estimates that a timeframe of 6 months should be permitted for this project provided that such determination does not impose conditions that are onerous to satisfy e.g. such as the carrying out of any additional technical studies or investigations. Refer to section 7 of the enclosed planning proposal document which provides a project timeline.

Following Council's consideration of the planning proposal two (2) minor errors were noted. These are:

Location of correction to be made	Suggested correction
Page 9 - in the table in section 3 PART 2 - EXPLANATION OF PROVISIONS	In last amendment (opposite Part 7 Additional local provisions) change the word "Workers" in the last sentence to "Workforce" so that the sentence reads: <i>"A copy of a suggested local provision, clause 7.11 Workforce accommodation is at Appendix 2".</i>
Page 20 - APPENDIX 2: Proposed local provision, clause 7.11 Workforce accommodation	In the heading to the proposed clause change the word "Workers" to "Workforce" so that the heading reads: <i>"Proposed clause 7.11 Workforce accommodation".</i>

These minor errors need to be corrected before a planning proposal is publicly exhibited and Council seeks the Department's permission as part of a gateway determination to amend the planning proposal to correct these before consultation and public exhibition is undertaken.

Council on 19 April 2016 also separately resolved to amend its section 94 contributions plan (and Section 64 charges) in relation to time limited workforce accommodation. Once prepared it is intended that these draft amendments be exhibited concurrently with the public exhibition of the planning proposal.

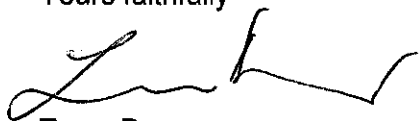
Enclosed with this letter is a:

- Copy of the planning proposal document entitled Planning Proposal - Workforce Accommodation (March 2016);
- Copy of the minuted officer report (and its Attachments) considered by Council at its 19 April 2016 Ordinary Council meeting;
- Completed Attachment 4 - Evaluation criteria for the delegation of plan making function;
- Completed Attachment 1 – Information Checklist; and

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 430243 or David Morrison, Manager Strategic & Economic Planning on telephone 66 430204.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Terry Dwyer', with a stylized flourish at the end.

Terry Dwyer
Senior Strategic Planner (Policy)

