



clarence
VALLEY COUNCIL

27 July 2016

Reference: DWS: 1737792
Contact: Terry Dwyer

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



Dear Sir

**Planning Proposal (REZ2016/0003), Lot 400 DP 1153969, 425 Bent Street SOUTH
GRAFTON NSW 2460**

Council, at its Meeting held on 19 July 2016 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 amend the Minimum Lot Size map to facilitate the subdivision of the land into 16 lots with lot sizes ranging between 1,500 sq. metres to 4,000 sq. metres.

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 Part Lot 400 DP 1153969, 425 Bent Street, South Grafton, being part of the Grafton District Golf Club, to amend the Minimum Lot Size map to facilitate the subdivision of the land into 16 lots with lot sizes ranging between 1,500 sq. metres to 4,000 sq. metres as indicated in the planning proposal.*
- 2. Accept inconsistencies with Section 117 Direction 5.1 – Implementation of Regional Strategies, and the South Grafton Heights Precinct Strategy due to the inconsistencies being of a minor nature.*
- 3. Advise the Department of Planning and Environment 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.*
- 4. Require the proponent, prior to exhibition of the planning proposal, to provide a preliminary site contamination investigation under State Environmental Planning Policy No. 55 and a due diligence Aboriginal cultural heritage assessment.*

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.

Council estimates that a timeframe of 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 and a due diligence Aboriginal cultural heritage assessment prior to exhibition of the planning proposal.

Enclosed with this letter is a:

- Copy of the proponents submitted planning proposal document entitled *Planning Proposal No. 425 Bent Street, South Grafton Part Lot 400 DP 1153969* (18/05/2016);
- Copy of the minuted officer report considered by Council at its 19 July 2016 Ordinary Council meeting;
- 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)