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Contact: Claire Scott

Salvestro Planning
16 Fitzmaurice Street
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Via email: admin@salvestroplanning.com.au

Dear Mr Salvestro,

Planning Proposal (PP2021/0001) – 2-20 Telegraph Road, Young, NSW

Please be advised Council considered the Planning Proposal for the abovementioned property at its Ordinary Meeting of 27 October 2021 and resolved:

That Council:

- (a) Delegates to the General Manager prepare the planning proposal documentation as submitted and including the Council Independent Review of planning proposal;*
- (b) The applicant be asked to provide material addressing the recommendations of AQ Planning within 30 days;*
- (c) Forward the planning proposal to the Department of Planning, Industry and Environment pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, seeking a Gateway Determination;*
- (d) Subject to Gateway determination, undertake public exhibition and community consultation on the planning proposal in accordance with the conditions of the Gateway determination and Council's Community participation Plan; and*
- (e) Receive a further report on the outcomes of public exhibition and community consultation.*

With regard to Part (b) of Council's resolution, relating to the recommendations of the Independent Review of the Planning Proposal undertaken by AQ Planning Pty Ltd, please provide the following additional information to Council by 26 November 2021:

1. An assessment of the impact of the Planning Proposal, being additional land for general industry, in the proposed location on the viability and integrity of existing employment lands;



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2. An assessment of the impact of the Planning Proposal on the natural environment, particularly an assessment of the landscape based conservation values of Victoria Creek and opportunities for protection and enhancement thereof;
3. A visual impact assessment of the Planning Proposal on surrounding land uses, particularly regarding the bulk, scale and setbacks of buildings and noise mitigation measures as well as potential for landscaping to screen the development given proposed building setbacks;
4. Detailed place-based planning for the entire Eastern Light Industrial area, considering the cumulative impact of development and infrastructure needs/upgrades, sequencing and funding for the entire investigation precinct, including the land-use aspirations of other land owners within the investigation precinct;
5. Funding arrangements for infrastructure provision. This can be in the form of an offer to enter into a Voluntary Planning Agreement or alternatively Council will prepare a site specific contributions plan under Section 7.11 of the *Environmental Planning and Assessment Act 1979* concurrently with the Planning Proposal; and
6. Reconsideration of the consistency of the Planning Proposal with relevant State Environmental Planning Policies and Ministerial Directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979*. The Ministerial Directions that particularly require further assessment are:
 - 1.2 Rural zones
 - 1.5 Rural land
 - 2.1 Environmental protection zones
 - 3.1 Residential zones
 - 3.2 Caravan parks and manufactured home estates
 - 5.1 Implementation of Regional Strategies
 - 6.2 Rezoning land for public purposes

Please note that a peer review of the studies submitted in support of the Planning Proposal may be needed once the proposal is submitted to the Department of Planning, Industry and Environment.

If you should have any queries regarding the matters raised above please do not hesitate to contact Claire Scott at claire.scott@hilltops.nsw.gov.au or on 1300 445 586.

Regards,



Claire Scott
DIRECTOR PLANNING

29.10.2021.

