



clarence  
VALLEY COUNCIL

22 December 2016

Reference: DWS 1826385  
Contact person Deborah Wray

Rob Donges Planning Consultant  
PO Box 134  
YAMBA  
NSW 2464

Dear Mr Donges

**Planning Proposal Application REZ 2016/0001 Lot 2 DP 598769 School Rd, Palmers Island NSW 2463.**

The revised planning proposal dated 28.11.16, as amended by plans showing a 40% percent reduction of the current Plan area of the proposed IN4 Working Waterway area, and updated planning proposal document was forwarded to the NSW Department of Planning and Environment on 1 December 2016 for its consideration

The attached response dated 16 December 2016 has been received from NSW Department of Planning and Environment.

If you wish the matter to be further considered, please supply updated reports and documentation as outlined in the Department's letter.

Yours faithfully

**Deborah Wray**  
Senior Strategic Planner



## Planning & Environment

Mr S Greensill  
General Manager  
Clarence Valley Council  
Locked Bag 23  
Grafton NSW 2460

Our ref: 16/15472  
Your Ref: REZ 2016/001

Attention: Deborah Wray

Dear Mr Greensill

### **Planning Proposal - Palmers Island Marine Industry Park**

I am writing in response to your Council's letter requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 (the Act) in respect of the planning proposal to establish the Palmers Island Marine Industry Park on part of Lot 2, DP 598769 School Road, Palmers Island.

A review of the proposal has confirmed Council's advice that the submitted supporting documentation does not align with the intent of the planning proposal or Council's resolution. In particular the Transport and Traffic Assessment and Environmental Noise Assessment are not consistent with the area proposed to be rezoned by the planning proposal. It is also noted these assessments do not appear to have been amended to address the land use conflict and traffic concerns identified by Council staff, or detail how the proposal amended by Council's resolution is able to satisfy these concerns.

Due to the history of this proposal, it is considered important that accurate and consistent information is submitted to inform the Department's assessment and the wider community's understanding of the proposal. Council is requested to address the issues highlighted above and resubmit the proposal for the Department's consideration once finalised.

Should you have any queries in regard to this matter, I have arranged for Mr Jon Stone of the Department's regional office to assist you. Mr Stone can be contacted on (02) 6701 9688.

Yours sincerely

16 December 2016

**Craig Diss**  
Acting Director Regions, Northern  
Planning Services