



Mr Bill Collingburn
Yamba Welding and Engineering
4 Angourie Rd
YAMBA NSW 2464

14/20232

Dear Mr Collingburn

Reference is made to our meeting with the Hon. Duncan Gay, MLC, on 3 December 2014 in relation to the planning proposal to rezone Lot 2 DP 598769, School Road, Palmers Island, for a marine based industry precinct.

As discussed, the Minister for Planning's delegate determined on 18 November 2014 that the planning proposal should not proceed at present due to concerns over the potential impacts on nearby residential dwellings. It was considered that the planning proposal submitted for consideration provided insufficient information detailing the potential impacts or mitigation measures in relation to acoustic and land use conflict issues on these properties.

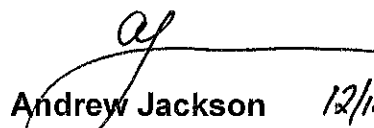
Should you wish to pursue the rezoning of the land, I would recommend that a study of the potential acoustic and land use conflict impacts of the proposed development on nearby residential properties be undertaken. This would include a full assessment of the potential impacts along with the effectiveness of any proposed mitigation measures. A planning proposal supported by this study could then be submitted to Clarence Valley Council for consideration and an assessment of its merits.

Alternatively you or Clarence Valley Council may request a review of the Gateway determination. This would require you to make application to the Department within 40 days of the notification of the original determination. Any application is required to be accompanied by justification for why an alteration of the determination is warranted, including, where relevant, responses to issues raised by the original Gateway decision maker.

The review considers the original determination and is referred to the relevant Joint Regional Panel for review and recommendation to the Minister's delegate. The 40 day time period cannot be extended and no fee is required for a review of the Gateway determination.

I have arranged for Mr Steve Murray, General Manager - Northern Region to be available to meet with you and Council if required. Please do not hesitate in contacting Steve at the Department of Planning and Environment's Grafton Office on (02) 6641 6602.

Yours sincerely


Andrew Jackson 12/12/14
Executive Director
Regions, Planning Services

cc: Mr Scott Greensill
General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460