



Yamba Welding & Engineering Pty. Ltd.

ABN 82 003 526 841

27 December 2017

NSW Planning & Environment
Grafton Regional Office
Level 3, 49 Victoria Street
Grafton NSW 2460

RE: PP_2017_CLARE_007_00
PALMERS ISLAND MARINE PRECINCT
GATEWAY DETERMINATION REVIEW

Dear Sir / Madam,

Yamba Welding & Engineering (YWE) submits this Gateway Determination Review on the understanding that it will be a fully transparent review of the original decision which we believe was made without YWE being given procedural fairness and with inaccurate information being taken into account.

It is of our opinion that The Gateway has examined our proposal with what appears, unfortunately, to be a pre-conceived judgment as to the required outcome, despite previous advice that this process was to be independent of any external influences. This is evidenced by the sequence of events as outlined in our submission, reference to another application which appears not to have been subjected to the same rigorous and expansive approach taken in our application nor to which the same consistency has applied.

It must be remembered that YWE is not, and I repeat, is not a small player in the marine industry. YWE already has a defence contract, a 5-year Federal Police contract, a 5-year Australian Border Force contract, a preferred supplier contract with NSW Government and is a preferred supplier to Queensland Police and Queensland Marine Parks amongst other police forces and rescue organisations around Australia. We are shocked that only nine lines of the Gateway Determination Report dealt with the economic impact.

YWE is also a major employer in the Clarence Valley and has been for over 43 years. It currently employs 33 full-time employees with 10 of these being apprentices under the age of 25. This has shown a steady growth over the last 15 years. That growth is accelerating. In comparison we note in the Harwood Marine proposal there are no economic viability figures produced apart from the employment



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opportunity that "the rezoning *could* generate approx. 60 additional jobs once fully developed". In almost three years of the re-zoning approval we are not aware of any progress of the DA or whether there would be any success if a DA is submitted.

YWE already has the contracts to at least double its workforce given ample space and a suitable site. Please see attachment re: YWE revenue growth and Financial Analysis and benchmarking undertaken by Department of Industry, Innovation and Science.

It appears there is some misconception as to the level of community opposition to our proposal. Contrary to the advice we believe The Gateway and the NSW DOP's has received, YWE has overwhelming community support throughout the Clarence Valley for this proposal at Palmers Island. We would only be too happy to demonstrate this for you if you wish. We have always understood that this issue regarding community support was to be dealt with at exhibition stage.

We do not believe we should be categorised to fit on an unsuitable site at Harwood as being the option, and we have outlined what we believe are substantial and practical reasons in our submission. We do not object to the Harwood proposal and do not see why we cannot proceed with our proposal if the same consistency and approval processes are followed as has been applied to others. It must be remembered that YWE have already purchased the Palmers Island site over 10 years ago for a substantial amount of money and has paid considerable amounts of money in consultants fees, studies and holding costs to simply throw it away. In effect we own the site.

If The Gateway determination comes back to us in the negative it will seriously shackle the company's expansion opportunity, and put the jobs of our existing employees in jeopardy and will force our departure inter-state. As shown in the attached documentation we cannot and will not go to the Harwood Island site, even if a DA is presented and accepted for the reasons given in our submission.

Please give this review fair and transparent consideration that it deserves and allow us to stay in the Clarence Valley.

Yours sincerely,

William J Collingburn
Managing Director



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