

## Joint Regional Planning Panel Gateway Determination Review

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the Gateway determination of the planning proposal as detailed below:

|                            |                                                                             |
|----------------------------|-----------------------------------------------------------------------------|
| <b>Dept. Ref. No:</b>      | <b>GDR_2013_CLARE_001_00</b>                                                |
| <b>LGA</b>                 | <b>Clarence Valley</b>                                                      |
| <b>LEP to be Amended:</b>  | <b>Clarence Valley LEP 2011</b>                                             |
| <b>Address / Location:</b> | <b>Lots 4 and 5, DP 758532, 4454 Lawrence Road, Ilarwill</b>                |
| <b>Proposal:</b>           | <b>Amend the minimum lot size map to enable the erection of a dwelling.</b> |

|                           |                                     |                                                                                                                                                                                                     |
|---------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reason for review:</b> | <input checked="" type="checkbox"/> | A determination has been made that the planning proposal should not proceed.                                                                                                                        |
|                           | <input type="checkbox"/>            | A determination has been made that the planning proposal should be resubmitted to the Gateway.                                                                                                      |
|                           | <input type="checkbox"/>            | A determination has been made that has imposed requirements (other than consultation requirements) or makes variations to the proposal that the proponent or council thinks should be reconsidered. |

In considering the request, the JRPP has reviewed all relevant information provided as well as the views and position of the department and the relevant local government authority. Based on this review the JRPP recommends the following:

|                        |                                     |                                                                                                                                                                                |
|------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RECOMMENDATION:</b> | <input checked="" type="checkbox"/> | <b>The planning proposal should not proceed past Gateway.</b>                                                                                                                  |
|                        |                                     | <input type="checkbox"/> no amendments are suggested to original determination.<br><input checked="" type="checkbox"/> amendments are suggested to the original determination. |
|                        | <input type="checkbox"/>            | <b>The planning proposal should proceed past Gateway in accordance with the original submission.</b>                                                                           |

### JRPP Advice and Justification for Recommendation:

The Planning Proposal to reduce the minimum lot size for land at Lawrence Road, Ilarwill should not proceed for the following reasons:

1. The proposal is inconsistent with the Mid North Coast Regional Strategy because it enables an additional dwelling house to be constructed on rural land in a high flood risk area, that is not identified in a department endorsed local residential strategy and does not satisfy the sustainability criteria for development outside agreed growth area boundaries.
2. The proposal is inconsistent with S117 Directions 1.5 Rural Lands, 4.3 Flood Prone Land and 5.1 Implementation of Regional Strategies as the proposal to reduce the minimum lot size applying to land zoned for rural purposes is inconsistent with the Mid North Coast Regional Strategy and is located on land below the 1 in 100 year flood level.

The Northern Regional Planning Panel recommends that the Gateway determination be amended by the deletion of reason 3 from the original determination.