



Planning

Mr S McPherson
General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

10/05134

Dear Mr McPherson

Planning Proposal No PP_2010_CLARE_002_00 to consolidate and rezone land at Gulmarrad.

I refer to your e-mail of 12 October 2010 requesting an amended Gateway Determination and an extension of time to complete the planning proposal.

I have determined (as delegate of the Minister) pursuant to section 56(7) of the Environmental Planning and Assessment Act, 1979, that planning proposal PP_2010_CLARE_002_00 is amended to apply to the land described in Council's Planning Proposal report dated 12 October 2010.

In addition, the land proposed to be zoned rural residential is now to be located on part Lot 171 DP1134269. Lots 16 DP751372, Lot 22 DP 751372 and Lot 3 DP126699 will not now be used for this purpose. Conditions Nos. 3, 4 and 5 from the Gateway Determination dated 1 April 2010 remain relevant to this amended proposal and it may only proceed subject to those conditions.

Council should ensure that the prohibition of dwellings on the residue of Lot 171 DP1134269 and the remaining 12 lots forms part of this LEP amendment. It is the Department's view that the most appropriate method of carrying this prohibition in to Council's principal Plan would be via an amendment to the minimum lot size map.

I have further determined that an additional 6 months from the week following the date of the amended Gateway determination, be granted for completion of the planning proposal. Council's request for the Department to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

Should you have any further enquiries about this matter, I have arranged for Jenny Vallis at the Department's Grafton office to assist you. Ms Vallis can be contacted by phone on 6641 6606.

Yours sincerely

Tom Gellibrand
Deputy Director General
Plan Making and Urban Renewal
(as delegate of the Minister for Planning)