



Gateway Determination

Planning proposal (Department Ref: PP_2015_CLARE_005_00): to rezone part of Lot 2 DP 1101094, Rannoch Avenue, Maclean, from R2 Low Density Residential to R1 General Residential.

I, the Deputy Secretary, Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the *Clarence Valley Local Environmental Plan 2011* to rezone part of Lot 2 DP 1101094, Rannoch Avenue, Maclean, from R2 Low Density Residential to R1 General Residential, should not proceed for the following reasons:

1. The planning proposal, as submitted, does not provide sufficient justification for inconsistency with Section 117 Directions 4.3 Flood Prone Land and 5.1 Implementation of Regional Strategies (*Mid North Coast Regional Strategy*);
2. The planning proposal aims to significantly increase residential development density in an area that is subject to flooding;
3. The proposal does not provide adequate supporting evidence of the need for additional housing in the location; and
4. There is more suitable zoned land for housing intensification and infill development within the wider locality.

Dated 17th day of August 2015

**Marcus Ray
Deputy Secretary
Planning Services**

Delegate of the Minister for Planning