



Planning & Environment

Mr S Greensill
General Manager
Clarence Valley Council
Locked Bag 23
Grafton NSW 2460

Our ref: PP_2015_CLARE_005_00 (15/10309)
Your Ref: DWS#1515633

Dear Mr Greensill

Planning proposal to amend Clarence Valley Local Environmental Plan 2011

I am writing in response to Clarence Valley Council's letter dated 30 June 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to rezone part of Lot 2 DP 1101094, Rannoch Avenue, Maclean, from R2 Low Density Residential to R1 General Residential to facilitate the development of 55 three-storey townhouses.

As delegate of the Minister for Planning, I have now determined the planning proposal should not proceed as outlined in the attached Gateway determination.

I recognise the land is currently zoned for residential purposes and the proposal represents a different housing typology to that typically available in the area. However, the rezoning of the site to facilitate townhouse development would lead to significant intensification of development on flood prone land, which is not supported in this instance. The proposal is also inconsistent with Section 117 Directions 4.3 Flood Prone Land and 5.1 Implementation of Regional Strategies.

Should you have any queries in regard to this matter, I have arranged for Mr Jim Clark of the Department's Northern regional office to assist you. Mr Clark can be contacted on (02) 6641 6604.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

17 August 2015
Encl: Gateway Determination