



Planning & Infrastructure

Mr Scott Greensill
General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Our ref: 13/08307
Your ref: Cameron Park Planning
Proposal

Dear Mr Greensill

Planning Proposal PP_2012_CLARE_002_00 – Gateway Determination alteration and extension for Cameron Park, Maclean

I refer to your request on 3 May 2013 seeking an alteration to the applicable area of Planning Proposal PP_2012_CLARE_002_00 to rezone Cameron Park for public recreation and an extension of time to complete the Planning Proposal.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination dated 25 May 2012 for PP_2012_CLARE_002_00 to alter the Planning Proposal and extend the timeframe for its completion.

The Gateway Determination is amended to apply to the land described in Council's Cameron Park Planning Proposal PP_2012_CLARE_002_00 report dated 22 March 2013.

The Gateway Determination is amended by extending the time for the completion of the Planning Proposal by an additional 6 months. The Planning Proposal is now due for completion by 2 December 2013.

A revised Gateway Determination is attached.

As Council has decided to re-exhibit the Planning Proposal, Council should aim to commence the exhibition within four weeks from the week following this revised determination. Council's request for the Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

If you have any questions in relation to this matter, please contact Carlie Boyd, Regional Planning Officer, of the Department of Planning and Infrastructure's Grafton office on 02 6641 6610.

Yours sincerely

Neil McGaffin
Executive Director
Rural & Regional Planning

20.5.13.



Gateway Determination (Revised)

Planning Proposal (Department Ref: PP_2012_CLARE_002_00): to rezone part of Cameron Park, Maclean from SP2 Infrastructure to RE1 Public Recreation.

I, the Executive Director, Rural and Regional Planning at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Clarence Valley Local Environmental Plan 2011 to rezone part of Cameron Park, Maclean from SP2 Infrastructure to RE1 Public Recreation should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2013)* and must be made publicly available for **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2013)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is 2 December 2013.



20.5.13

Neil McGaffin
Executive Director
Rural & Regional Planning
Department of Planning and Infrastructure

**Delegate of the Minister for Planning and
Infrastructure**