



Mr Rob Donges
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Dear Mr Donges

Planning Proposal PP_2017_CLARE_007_00 - Rezone part of Lot 2 DP 598769, School Road, Palmers Island

Reference is made to the planning proposal you lodged with Clarence Valley Council for the rezoning of Lot 2 DP 598769, School Road, Palmers Island to facilitate the development of a marine based industry.

The Department has reviewed the information provided by Council, including the report to the Council meeting on 22 October 2019, the public and Government agency submissions made during the public exhibition period, the independent review of submissions prepared by Planning Resolutions and Council's legal advice from Marsden Law Group.

As delegate of the Minister I have decided not to make the plan under section 3.36(2)(b) of the *Environmental Planning and Assessment Act 1979*. This decision was reached after considering all the information provided by Council and an independent assessment commissioned by the Department. It was determined the rezoning of the site should not proceed as:

- it is not consistent with the Marine-Based Industry Policy - Far North Coast & Mid North Coast NSW;
- it is not consistent with North Coast Regional Plan 2036;
- it is not consistent with the Clarence Valley Council's Industrial Lands Strategy (2007);
- it has unresolved inconsistencies with several State Environmental Planning Policies and Ministerial Directions;
- the need to augment marine industry land supply in this location is not strategically justified.

The full independent assessment report can be viewed at leptracking.planning.nsw.gov.au

The Department recognises the importance of marine based industries to Clarence Valley's local economy and note that Council's draft Local Strategic Planning Statement identifies the opportunity to grow and support this sector. It is recommended you work with Council to identify an appropriate location that has suitable strategic and site merit to support the growth of your business and this sector in the Clarence Valley.

If you have any more questions, please contact Ms Monica Gibson Executive Director, Local and Regional Planning at the Department of Planning, Industry and Environment on 0402 968 834.

Yours sincerely



Tim Hurst
Deputy Secretary
Local Government, Planning and Policy

30/4/20