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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND ENVIRONMENT

Planning Services

ALTERATION OF GATEWAY DETERMINATION FOR PLANNING PROPOSAL **PP 2015 CLARE 003 00**

PURPOSE

- To recommend the Acting Director Regions, Northern as delegate for the Minister agrees to alter the Gateway determination for Planning Proposal no. PP_2015_CLARE_003_00 to permit a helipad with consent on land in Golding St, Yamba and issue an Alteration of Gateway Determination.

RECOMMENDATION

- It is recommended that the Minister's delegate:
 - **agrees** under s56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination for Planning Proposal no. PP_2015_CLARE_003_00 in accordance with the Alteration of Gateway Determination document at Tab A, which extends the time frame for completion of the planning proposal by a further three (3) months;
 - **agrees** under part 3, division 4 of the *Environmental Planning and Assessment Act 1979* that no additional community consultation is required;
 - **signs** the Alteration of Gateway Determination (Tab A); and
 - **signs** the letter to Clarence Valley Council (Tab B).

CURRENT POSITION

- Council has prepared a Planning Proposal to amend Schedule 1 of Clarence Valley LEP 2011 by including a helipad as an additional permitted use on Lot 51 DP 751395, Golding St, Yamba.
- The Gateway on 10 June 2015 (Tab C) determined that the proposal should proceed subject to conditions and required that the Local Environmental Plan be finalised in 9 months from the week following the date of the Gateway determination expiring on 17 March 2016.
- The Gateway was previously altered on 14 December 2015 (Tab D) to extend the time for completion of the proposal by 3 months with the current deadline for completion being 17 June 2016.
- The Council has requested that the period to complete the proposal be extended for a further three (3) months (Tab E).
- The delay in meeting this Gateway determination timeframe has arisen due to difficulty in negotiating an alternative access point for the development due to an objection from DPI - Lands regarding the use of Crown Land. The proposal no longer involves the use of Crown Land and hence the objection from DPI - Lands is no longer valid (Tab E).

- Community consultation occurred between 10 July 2015 and 7 August 2015. It is considered that the revised Planning Proposal does not require further community consultation as the changes are minor in nature.



3 June 2016

Craig Diss
Acting Director Regions, Northern
Planning Services

 Approved / Not Approved

Contact Officer: Gina Davis
Senior Planner, Northern Region
Phone: (02) 6701 9687

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

Our ref: 15/08741
Your ref: REZ2015/0003

Attention: Terry Dwyer

Dear Mr Greensill

**Planning Proposal PP_2015_CLARE_003_00 – Alteration of Gateway
Determination**

I refer to your email of 1 June 2016 seeking an extension of time to complete Planning Proposal PP_2015_CLARE_003_00 to permit a helipad with consent on land in Golding St, Yamba

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 10 June 2015 for PP_2015_CLARE_003_00 (as altered). The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Gina Davis to assist you. Ms Davis can be contacted on (02) 6701 9687.

Yours sincerely



3 June 2016

Craig Diss
Acting Director Regions, Northern
Planning Services

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_CLARE_003_00)

I, the Acting Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 10 June 2015 (as since altered) for the proposed amendment to the Clarence Valley Local Environmental Plan 2011 as follows:

1. Delete condition 5:

"5. The planning proposal is to be completed by 17 June 2016."

and replace with a new condition 5:

"5. The planning proposal is to be completed by 17 September 2016."

Dated 3 day of June 2016



Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning