



Planning & Environment

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

Our ref: 12/20697
Your ref: DWS#1377470

Dear Mr Greensill

Planning Proposal PP_2013_CLARE_002_00 – Alteration of Gateway Determination

I refer to your letter of 27 October 2014 seeking approval to the variation of Planning Proposal PP_2013_CLARE_002_00, for the Harwood Marine Industry Precinct.

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 27 February 2013 for PP_2013_CLARE_002_00 (as altered). The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, please contact, Mr Paul Garnett of the Department's Northern Region Office on 6641 6607.

Yours sincerely


Andrew Jackson 15/12/14
Executive Director
Regions, Planning Services

Encl:
Alteration of Gateway Determination



Planning & Environment

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_CLARE_002_00)

I, Executive Director, Regions, Planning Services 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* ("EP&A Act") to alter the Gateway determination dated 27 February 2013 (as since altered) for the proposed amendment to the Clarence Valley Local Environmental Plan 2011 as follows:

1. Delete condition [6] and replace with a new condition [6] as follows:

6. Further community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- (a) the planning proposal must be made publicly available for a further 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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2013).

2. Delete condition [7] which read:

7. Prior to undertaking further public exhibition, the planning proposal is to be amended to include additional detail regarding the application of the proposed IN4 zone over the land between the proposed E2 Environmental Conservation zones on Lot 1 DP 1155528. This detail shall include:

- (a) the need to zone this part of the land IN4 zone;
- (b) the suitability of this land for an IN4 zone; and
- (c) the potential impact of industrial activities on the adjoining proposed E2 Environmental Conservation zoned areas.

3. Delete condition [8] which read:

8. Further consultation is required with the NSW Office of Environment and Heritage under section 56(2)(d) of the EP&A Act. The Office of Environment and Heritage is to be provided with a copy of the altered planning proposal, and supporting material that addresses its concerns relating to further flora and fauna assessment, and is to be given at least 21 days to comment on the altered proposal.

Dated 15 day of December 2014.


Andrew Jackson
Executive Director
Regions, Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning