



Mr Ashley Lindsay
General Manager
Clarence Valley Council
Locked Bay 23
GRAFTON NSW 2460

Dear Mr Lindsay

Planning proposal PP_2019_CLARE_004_00 to amend Clarence Valley Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 2 December 2019 in respect of the planning proposal to rezone part of Lot 102 DP1221192, Summerland Way, Koolkhan, from E2 Environmental Conservation to E3 Environmental Management.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.5 Rural Lands and 4.1 Acid Sulfate Soils are justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction/s.

Council will still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Directions 2.1 Environmental Protection Zones and 5.10 Implementation of Regional Plans. Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Rebecca Carpenter to assist you. Ms Carpenter can be contacted on 6643 6421.

Yours sincerely



7/01/2020

Damien Pfeiffer
Director, Western Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template