



Gateway Determination

Planning Proposal (Department Ref: PP_2017_CLARE_006_00): to rezone Lots 10 and 11 DP 1185535, 5 Bridge Street, Glenreagh, from RU2 Rural Landscape to R2 Low Density Residential and amend other relevant planning controls for the land.

I, the Director Regions, Northern, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under Section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Clarence Valley Local Environmental Plan (LEP) 2011 to rezone Lots 10 and 11 DP 1185535, 5 Bridge Street, Glenreagh, from RU2 Rural Landscape to R2 Low Density Residential and amend other relevant planning controls for the land should proceed subject to the following conditions:

1. Prior to community consultation the following investigations are to be completed and the planning proposal amended as necessary:
 - a. further investigation of the potential for contamination of the site in accordance with the requirements of the Contaminated Land Planning Guidelines specified in State Environmental Planning Policy 55 - Remediation of Land and to the satisfaction of Council;
 - b. further investigation for the presence of Aboriginal cultural heritage significance is to be provided in the form of a record of site inspection by a suitably qualified or experienced person and confirmation of consultation with the Local Aboriginal Land Council;
 - c. a flora and fauna assessment of the site given the presence of mapped High Environmental Value vegetation along the southern boundary; and
 - d. a bushfire risk assessment.
2. Prior to community consultation the planning proposal is to be amended as follows:
 - a. the planning proposal is to include maps which show the existing and proposed zones, minimum lot size, and maximum building height. The maps should clearly indicate that the land proposed to be zoned R2 will not have a minimum lot size applying to it; and
 - b. a completed time line for completion of the planning proposal is to be included.
3. Community consultation is required under Sections 56(2)(c) and 57 of the Act as follows:

