



27 August 2019

Reference: ECM# 2380626
Contact person: Terry Dwyer

Mr C Diss
Team Leader Northern
Dept. of Planning, Industry
and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Craig

**Request for a gateway review – PP_2019_CLARE_001_00
(GR_2019_CLARE_001_00) to reduce minimum lot size at No's 112 & 134, School
Lane, Southgate (Council ref: REZ2018/0001)**

I refer your letter of 31 July 2019 advising of the submission of a request for gateway review.

The proponent's submission accompanying the gateway review request is noted. However no opinion is offered on that submission.

I would reiterate that Council's resolved position (11 December 2018) on this matter is:

"That Council support the application for a planning proposal to amend the Clarence Valley Local Environmental Plan 2011 to reduce the minimum lot size at Lot 12 DP820691, Lots 2, 3 & 4 DP574006, also known as 112 and 134 School Lane, Southgate, entirely conditional upon registration of a covenant on the Southgate Ferry Road properties in favour of Council to the effect that dwelling construction is prohibited on the subject properties". (Council Resolution – 14.145/18)

Council's support of this matter was in the context of the officer recommendation as follows:

"That Council resolve not to support the application for a planning proposal to amend the Clarence Valley Local Environmental Plan 2011 to reduce the minimum lot size at Lot 12 DP820691, Lots 2, 3 & 4 DP574006, also known as 112 and 134 School Lane, Southgate, for the following reasons:

- 1. The proposal does not minimise fragmentation of agricultural land and is therefore not strategically supported by Ministerial Directions and Council strategies.*
- 2. The land is not contiguous and thus has potentially adverse implications across the whole floodplain.*


3. *The small lots at School Lane are not consistent with rural character and are not contiguous with a lower density residential zone.*

4. *The associated covenant proposal does not adequately restrict dwellings on the subject lots”.*

It remains for the Department to consider if any circumstances have changed that might warrant the current Gateway determination being altered in favour of the proponent.

If you wish to discuss this matter please do not hesitate to contact me on 66430243.

Yours faithfully



Terry Dwyer
Strategic Planning Coordinator