



Gateway Determination

Planning proposal (Department Ref: PP_2019_CLARE_001_00): to reduce the minimum lot size of land at 112 and 134 School Lane, Southgate from 40ha to 6ha to permit the subdivision of land and the erection of two additional dwellings.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Clarence Valley Local Environmental Plan (LEP) 2011 to reduce the minimum lot size of land at 112 and 134 School Lane, Southgate from 40ha to 6ha to permit the subdivision of land and the erection of two additional dwellings should not proceed for the following reasons:

1. The proposal lacks strategic merit;
2. The proposal is inconsistent with the Clarence Valley Settlement Strategy and the North Coast Regional Plan 2036;
3. The proposal is inconsistent with the rural subdivision principles as set out under State Environmental Planning Policy (Primary Production and Rural Development) 2019;
4. The proposal is inconsistent with section 9.1 Directions 1.5 Rural Lands and 5.10 Implementation of Regional Plans;
5. The proposal is inconsistent with the objectives of the RU1 Primary Production zone and the nature of existing surrounding development; and
6. The proposal, if supported, may set an undesirable precedent for similar development in the area and other rural areas in the local government area.

Dated 4th day of June 2019.

Marcus Ray
Deputy Secretary, Planning Services
Department of Planning and
Environment

**Delegate of the Minister for Planning
and Public Spaces**