

Ms Laura Black
General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

By email: Stephen.Timms@clarence.nsw.gov.au
council@clarence.nsw.gov.au

Dear Ms Black

Clarence Valley Employment Land Strategy 2022

I refer to your correspondence requesting the Department's endorsement of the Clarence Valley Employment Land Strategy 2022.

I would also like to commend Council on the strategic approach taken in establishing an appropriate framework to identify opportunities and areas for employment growth in the Clarence Valley to 2041.

I am pleased to endorse the strategy subject to Council noting that:

- the structuring planning for the South Grafton employment investigation area should occur prior to seeking any rezoning to clarify the intended planning outcomes for this area and to ensure the efficient and effective sequencing and delivery of infrastructure services;
- the areas that are identified for potential rezoning are subject to flooding, particularly those identified for residential or mixed use development, and are to be supported prior to rezoning with detailed flood studies, including consideration of the probable maximum flood (PMF) and an evacuation assessment to demonstrate the suitability of these areas for rezoning;
- further investigation will be required to confirm the suitability of the proposed existing use rights provision for dwellings identified under Action 11 of the strategy;
- in future reviews of the strategy:
 - Figure 1 is to be amended to accurately align the precinct locations with the information in the associated table; and
 - the strategy be updated to reflect the Department's employment zone reforms that have now been completed.

I note that the strategy confirms that sufficient employment land is generally already available to meet future needs, and Council's aspirational approach regarding future population and employment growth. Due to this situation, it will be important that Council provide detailed justification at the time regarding need and demand to support any future planning proposals to rezone significant additional employment land.

Should you have any enquiries about this matter, I have arranged for Ms Sandra Bush to assist you. Sandra can be contacted on 6588 5535.

Yours sincerely



23/5/2023

Jeremy Gray
Director, Northern
Local and Regional Planning