

Media release



Planning &
Infrastructure



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Six planning documents consolidated in new Clarence Valley LEP

Simplified planning controls have been approved for the Clarence Valley, consolidating controls from six separate planning documents that have been operating for the past seven years.

The new Clarence Valley Local Environmental Plan maintains the rural character of the region by rationalising minimum lot sizes for subdivision in rural areas, while also supporting growth through the provision of housing in designated urban release areas.

The new LEP consolidates six existing LEPs – Copmanhurst, Grafton, Maclean, Nymboida, Ulmarra and Richmond River LEPs - which have been operating in the Clarence Valley since the council was formed by amalgamations and boundary adjustments in 2004.

The council-wide LEP was approved by the Department of Planning and Infrastructure, under delegation from the Minister, and reflects close co-operation between the department and Clarence Valley Council.

The department's Deputy Director General Tom Gellibrand said Council had been provided with \$193,000 in funding through the Planning Reform Fund to support the preparation of the LEP.

"The Clarence Valley LEP provides for well-planned growth and provides enough housing to meet projected demand for a number of years to come," Mr Gellibrand said.

"The LEP recognises the four major urban land release areas already zoned to provide more than 3,000 additional residential lots in the Clarence Valley including Clarenza, Junction Hill, West Yamba and Gulmarrad.

"It also applies a Working Waterway zone to sites of significant existing marine-based industries, enabling future expansion of these industries."

Clarence Valley Mayor Richie Williamson welcomed the efficiencies the single planning instrument will bring.

"It will make the planning system far simpler and easier to use for everyone: staff, developers and the general public. For potential investors in the Clarence, it's all about red carpet not red tape."

Other key outcomes in the LEP include:

- Increasing the minimum lot size for some land in rural areas, consistent with the recommendations of the Clarence Valley Settlement Strategy;
- Zoning some land in Grafton as General Residential to permit a wider range of housing types within the Grafton urban area, consistent with Council's recently adopted affordable housing strategy;
- Recognising the region's heritage by listing 939 items of local heritage significance, 11 items of State heritage significance and nine heritage conservation areas.

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