

Planning Proposal PP-RICHVALL-2013/01

**Section 73A Minor Clerical and Administrative Amendments to
*Richmond Valley Local Environmental Plan 2012***

Prepared by Richmond Valley Council

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PP-RICHVALL-2013/01.01: Water Supply Systems in Zone RU1

Summary of Proposal

Proposal	Amend <i>Richmond Valley LEP 2012</i> to make “Water Supply Systems” a permissible land use, with development consent, in Zone RU1 – Primary Production.
Property Details	N/A
Applicant Details	N/A
Land Owner	N/A

Background

Draft Richmond Valley LEP adopted by Council in April 2011 included “Water supply systems” as a land use permissible with development consent in Zone RU1 – Primary Production. Inclusion of the term in the LEP had been agreed to by the Department of Planning and Infrastructure, but at the 12th hour it was omitted from the final version.

The Department’s policy with regard to content of a Standard Instrument LEP is that they should be consistent with all *State Environmental Planning Policies* (SEPPs) and not duplicate provisions or land use permissibilities. The omission was justified on the basis that “Water supply systems” are a land use covered by *State Environmental Planning Policy (Infrastructure) 2007* (the iSEPP). However, in the instance of water supply systems it only makes reference to these being undertaken by public authorities without consent in prescribed zones. As a result development of any part of a water supply system (treatment, reticulation and/or storage) by a non-government body/organisation is not permitted by the iSEPP, and because of the Land Use Table omission, will be prohibited in Zone RU1.

It is proposed to reinsert the term “Water supply systems” into the RU1 Land Use table as a land use permissible with development consent.

Site

N/A

Part 1 – Objectives or Intended Outcomes

It is intended that this amendment will enable “Water supply systems” to be undertaken with development consent in Zone RU1.

Despite this amendment Division 24 of the iSEPP will maintain that development for the purposes of a Water supply system may be carried out by or on behalf of a public authority without consent.

Part 2 – Explanation of Provisions

It is proposed to amend the Land Use table, contained within Part 2 to the *Richmond Valley Local Environmental Plan 2012*, by inserting in alphabetical order into item 3. Permitted with consent, to Zone RU1 – Primary Production, the following –

“; Water supply systems”.

Similar land use permissibilities contained within the iSEPP only relate to public authorities undertaking such activities without consent. There is no provision that permits them to be undertaken, with or without consent, if they are not a public authority. As is the justification for this amendment.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

This planning proposal is not a direct result of any strategic study or report.

It has arisen as a direct result of the first review of the *Richmond Valley Local Environmental Plan 2012* since its commencement on 21 April 2012.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes.

Section B – Relationship to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Not inconsistent.

4. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

This planning proposal is consistent with Richmond Valley Council's Community Strategic Plan. Action 5.2 pertains to the review and monitor of development processes. This proposal has been identified through a review mechanism to be an inconsistency that arose from amendments to the Draft Richmond Valley LEP just prior to its endorsement by the Minister.

5. Is the planning proposal consistent with applicable State environmental planning policies?

The proposal is consistent with the applicable SEPPs, see table 01.1.

Table 01.1: Consideration of State Environmental Planning Policies

	Applicable	Consistent	Reason for Inconsistency
SEPP No 1-Development Standards	N/A		
SEPP No 6-Number of Storeys in a Building	N/A		
SEPP No 14-Coastal Wetlands	N/A	Planning Proposal only relates to land within Zone RU1. SEPP14 contained within Zone E2.	
State Environmental Planning No Policy No 15-Rural Landsharing Communities	N/A		
SEPP No 21-Caravan Parks	N/A		
SEPP No 22-Shops and Commercial Premises	N/A		
SEPP No 30-Intensive Agriculture	Yes	Yes	
SEPP No 33-Hazardous and Offensive Development	N/A		
SEPP No 36-Manufactured Home Estates	N/A		
SEPP No 44-Koala Habitat Protection	N/A		
SEPP No 60-Canal Estate Development	N/A		
SEPP No 55-Remediation of Land	N/A		
SEPP No 62-Sustainable Aquaculture	Yes	Yes	
SEPP No 64-Advertising and Signage	N/A		
SEPP No 65-Design Quality of Residential Flat Development	N/A		
SEPP No 71-Coastal Protection	N/A		
SEPP (Affordable Rental Housing) 2009	N/A		
SEPP (Building Sustainability Index: BASIX) 2004	N/A		
SEPP (Exempt and Complying Development Codes) 2008	N/A		
SEPP (Housing for Seniors or People with a Disability) 2004	N/A		

	Applicable	Consistent	Reason for Inconsistency
SEPP (Infrastructure) 2007	Yes	Yes – Water Supply Systems only address those being developed by public authorities. This proposal addresses those being developed by others.	
SEPP (Major Development) 2005	N/A		
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A		
SEPP (Rural Lands) 2008	Yes	Yes – The nature of development proposed from this amendment is consistent with the principles contained in this SEPP.	
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A		
SEPP (State and Regional Development) 2011	N/A		

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal is consistent with the applicable S117 Directions, see table 01.2.

Table 01.2: Consideration of S117 Directions

	Applicable	Consistent
1. Employment and Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	Yes	Yes – PP does not rezone land and will not increase permissible densities.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	Yes	Yes – The PP is not inconsistent with the Rural Planning Principles (cl.7 of Rural SEPP). No change to minimum lot size will result from this PP.

	Applicable	Consistent
2. Environment and Heritage		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	N/A	
2.4 Recreation Vehicle Areas	N/A	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	N/A	
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport	N/A	
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	N/A	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	Yes	Yes – Many activities resulting from this PP could be located on land containing ASS. Clause 6.1 of the LEP will apply in these instances and necessary assessment of impacts, and the management of same, will be required.
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land	Yes	Yes – PP will not be altering a zone or a provision that affects flood prone land.
4.4 Planning for Bushfire Protection	Yes	Yes – The PP may enable “water supply systems” to be located in bush fire prone areas, however, as with any development the proposal will be assessed against the <i>Planning for Bushfire Protection Guidelines</i> . Nothing in this PP will unreasonably place such development at a higher risk.
5. Regional Planning		
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Yes	Yes – The PP does not rezone significant farmland.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	

	Applicable	Consistent
5.6 Sydney to Canberra Corridor	N/A	
5.7 Central Coast 2008	N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	Yes – There are not concurrence, consultation or referrals proposed within this PP. No new types of designated development will result from this PP.
6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	N/A	
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	N/A	

Section C - Environmental, social, and economic impact

7. Is there any likelihood that critical habitat or threatened species populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This PP proposes to add the land use term “water supply systems” as permissible with consent to Zone RU1. Such systems are already permitted for public authorities without consent. While there is likely to be threatened species populations and ecological communities, and their habitats on land zoned RU1, this PP is not likely to increase to potential impact of development on these populations, communities and habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Nil. There will be no environmental impacts resulting directly from this PP. Water supply systems may generate waste, noise, involve earthworks, clearing of vegetation, crossing waterways, etc. Any impacts will be addressed via a section 79C assessment of the proposal when/if a Development Application is lodged and such impacts are identified.

9. How has the planning proposal adequately addressed any social and economic effects?

The current situation may have a social or economic impact as “water supply systems” can only be undertaken by public authorities in Zone RU1. This PP aims to rectify this situation by permitting such development via a the consent process.

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

The PP aims to provide greater flexibility for the provision of infrastructure. It will not place any greater demand on services.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The minor administrative nature of this PP should not require consultation.

Part 4 - Mapping

There is no mapping associated with this PP.

Part 5 – Community Consultation

This is considered to be a minor administrative amendment pursuant to section 73A of the EP&A Act and therefore not warranting community consultation.

Part 6 – Project Timeline

Milestone	Timeline	
	Start	Finish
Anticipated commencement date (date of Gateway determination)	Mar 2013	Mar 2013
Anticipated timeframe for the completion of required technical information	N/A	
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	N/A	
Commencement and completion dates for public exhibition period	N/A	
Dates for public hearing (if required)	N/A	
Timeframe for consideration of submissions	N/A	
Timeframe for the consideration of a proposal post exhibition	N/A	
Date of submission to the Department to finalise the LEP	N/A	
Timeframe for Parliamentary Counsel's Opinion and drafting of LEP	Apr 2013	May 2013
Anticipated date RPA will make the plan (if delegated)	Jun 2013	Jun 2013
Anticipated date RPA will forward to the department for notification.	Jul 2013	Jul 2013

ATTACHMENT 1 – Information Checklist

STEP 1: Required for all Proposals

under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome - Mapping (including current and proposed zones) - Community consultation (agencies to be consulted)	- Explanation of provisions - Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)
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STEP 2: Matters – Considered on a Case by Case Basis

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A	PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context			- Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) - Sea level rise	☐	☒
- Demonstrated consistency with relevant Regional Strategy - Demonstrated consistency with relevant Sub-Regional strategy - Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy - Demonstrated consistency with Threshold Sustainability Criteria	☒	☐			
Site Description/Context			Urban Design Considerations		
- Aerial photographs - Site photos/photomontage	☐	☒	- Existing site plan (buildings vegetation, roads, etc) - Building mass/block diagram study (changes in building height and FSR) - Lighting impact - Development yield analysis (potential yield of lots, houses, employment generation)	☐	☒
Traffic and Transport Considerations			Economic Considerations		
- Local traffic and transport - TMAP - Public transport - Cycle and pedestrian movement	☐	☒	- Economic impact assessment - Retail centres hierarchy - Employment land	☐	☒
Environmental Considerations			Social and Cultural Considerations		
- Bushfire hazard - Acid Sulphate Soil - Noise impact - Flora and/or fauna - Soil stability, erosion, sediment, landslip assessment, and subsidence - Water quality - Stormwater management - Flooding - Land/site contamination (SEPP55)	☐	☒	- Heritage impact - Aboriginal archaeology - Open space management - European archaeology - Social & cultural impacts - Stakeholder engagement	☐	☒
			Infrastructure Considerations		
			Infrastructure servicing and potential funding arrangements	☐	☒
			Miscellaneous/Additional Considerations		
			<i>List any additional studies</i>		

PP-RICHVALL-2013/01.02: Consistent use of term “Dwelling opportunity”

Summary of Proposal

Proposal	Amend <i>Richmond Valley LEP 2012</i> by replacing references to “Dwelling Entitlement” with “Dwelling Opportunity”.
Property Details	N/A
Applicant Details	N/A
Land Owner	N/A

Background

The traditional planning term used to reference whether or not rural land can have a dwelling has been “dwelling entitlement”. During the preparation of the *Draft Richmond Valley LEP*, the Department of Planning and Infrastructure voiced concerns over the use of this term. These concerns were based upon the term implying a given right to a dwelling on the land irrespective of constraints, hazards or impacts. The term of choice was “dwelling opportunity” which was considered to imply less of a given right but more that consideration could be given to the erection of a dwelling.

Clause 4.2B, a Model Clause, has been adopted by the Richmond Valley LEP 2012 and uses the term “dwelling opportunity”.

Clauses 4.1A and 4.1AA, also Model Clauses, on the other hand still reference the term “Dwelling entitlement”.

For the purposes of consistency it is proposed to amend Clauses 4.1A and 4.1AA by replacing the word “entitlement” with “opportunity”.

Site

N/A

Part 1 – Objectives or Intended Outcomes

The objective is to provide consistent use of terms throughout *Richmond Valley LEP 2012*.

Part 2 – Explanation of Provisions

It is proposed to amend clauses *4.1A Minimum subdivision lot size for community title schemes*, and *clause 4.1AA Minimum subdivision lot size for strata plan schemes in certain rural, residential and environmental protection zones*. The amendment proposes to replace the word “entitlement” with “opportunity” wherever appearing in the clauses.

Part 3 – Justification

Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

This planning proposal is not a direct result of any strategic study or report.

It has arisen as a direct result of the first review of the *Richmond Valley Local Environmental Plan 2012* since its commencement on 21 April 2012.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes.

Section B – Relationship to Strategic Planning Framework

3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Not inconsistent.

4. *Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?*

This planning proposal is consistent with Richmond Valley Council's Community Strategic Plan. Action 5.2 pertains to the review and monitor of development processes. This proposal has been identified through a review mechanism.

5. *Is the planning proposal consistent with applicable State environmental planning policies?*

There are no applicable SEPPs to this proposal, see table 02.1.

Table 02.1: Consideration of State Environmental Planning Policies

	Applicable	Consistent	Reason for Inconsistency
SEPP No 1-Development Standards	N/A		
SEPP No 6-Number of Storeys in a Building	N/A		
SEPP No 14-Coastal Wetlands	N/A		
State Environmental Planning No Policy No 15-Rural Landsharing Communities	N/A		
SEPP No 21-Caravan Parks	N/A		
SEPP No 22-Shops and Commercial Premises	N/A		
SEPP No 30-Intensive Agriculture	N/A		
SEPP No 33-Hazardous and Offensive Development	N/A		
SEPP No 36-Manufactured Home Estates	N/A		

	Applicable	Consistent	Reason for Inconsistency
SEPP No 44-Koala Habitat Protection	N/A		
SEPP No 60-Canal Estate Development	N/A		
SEPP No 55-Remediation of Land	N/A		
SEPP No 62-Sustainable Aquaculture	N/A		
SEPP No 64-Advertising and Signage	N/A		
SEPP No 65-Design Quality of Residential Flat Development	N/A		
SEPP No 71-Coastal Protection	N/A		
SEPP (Affordable Rental Housing) 2009	N/A		
SEPP (Building Sustainability Index: BASIX) 2004	N/A		
SEPP (Exempt and Complying Development Codes) 2008	N/A		
SEPP (Housing for Seniors or People with a Disability) 2004	N/A		
SEPP (Infrastructure) 2007	N/A		
SEPP (Major Development) 2005	N/A		
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A		
SEPP (Rural Lands) 2008	N/A		
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A		
SEPP (State and Regional Development) 2011	N/A		

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

No S117 Directions are applicable to this proposal, see table 02.2.

Table 02.2: Consideration of S117 Directions

	Applicable	Consistent
1. Employment and Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	

	Applicable	Consistent
2. Environment and Heritage		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	N/A	
2.4 Recreation Vehicle Areas	N/A	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	N/A	
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport	N/A	
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	N/A	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	N/A	
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land	N/A	
4.4 Planning for Bushfire Protection	N/A	
5. Regional Planning		
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	
5.6 Sydney to Canberra Corridor	N/A	
5.7 Central Coast 2008	N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
6. Local Plan Making		
6.1 Approval and Referral Requirements	N/A	
6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	N/A	

	Applicable	Consistent
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	N/A	

Section C - Environmental, social, and economic impact

7. Is there any likelihood that critical habitat or threatened species populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

None.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

None.

9. How has the planning proposal adequately addressed any social and economic effects?

Nil.

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

N/A

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

N/A

Part 4 - Mapping

There is no mapping associated with this PP.

Part 5 – Community Consultation

This is considered to be a minor administrative amendment pursuant to section 73A of the EP&A Act and therefore not warranting community consultation.

Part 6 – Project Timeline

Milestone	Timeline	
	Start	Finish
Anticipated commencement date (date of Gateway determination)	Mar 2013	Mar 2013
Anticipated timeframe for the completion of required technical information	N/A	
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	N/A	
Commencement and completion dates for public exhibition period	N/A	
Dates for public hearing (if required)	N/A	
Timeframe for consideration of	N/A	

submissions		
Timeframe for the consideration of a proposal post exhibition	N/A	
Date of submission to the Department to finalise the LEP	N/A	
Timeframe for Parliamentary Counsel's Opinion and drafting of LEP	Apr 2013	May 2013
Anticipated date RPA will make the plan (if delegated)	Jun 2013	Jun 2013
Anticipated date RPA will forward to the department for notification.	Jul 2013	Jul 2013

ATTACHMENT 1 – Information Checklist

STEP 1: Required for all Proposals

under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome - Mapping (including current and proposed zones) - Community consultation (agencies to be consulted)	- Explanation of provisions - Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)
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STEP 2: Matters – Considered on a Case by Case Basis

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context		
• Demonstrated consistency with relevant Regional Strategy	☐	☒
• Demonstrated consistency with relevant Sub-Regional strategy	☐	☒
• Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy	☐	☒
• Demonstrated consistency with Threshold Sustainability Criteria	☐	☒
Site Description/Context		
• Aerial photographs	☐	☒
• Site photos/photomontage	☐	☒
Traffic and Transport Considerations		
• Local traffic and transport	☐	☒
• TMAP	☐	☒
• Public transport	☐	☒
• Cycle and pedestrian movement	☐	☒
Environmental Considerations		
• Bushfire hazard	☐	☒
• Acid Sulphate Soil	☐	☒
• Noise impact	☐	☒
• Flora and/or fauna	☐	☒
• Soil stability, erosion, sediment, landslip assessment, and subsidence	☐	☒
• Water quality	☐	☒
• Stormwater management	☐	☒
• Flooding	☐	☒
• Land/site contamination (SEPP55)	☐	☒

PLANNING MATTERS OR ISSUES	To be considered	N/A
• Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	☐	☒
• Sea level rise	☐	☒
Urban Design Considerations		
• Existing site plan (buildings vegetation, roads, etc)	☐	☒
• Building mass/block diagram study (changes in building height and FSR)	☐	☒
• Lighting impact	☐	☒
• Development yield analysis (potential yield of lots, houses, employment generation)	☐	☒
Economic Considerations		
• Economic impact assessment	☐	☒
• Retail centres hierarchy	☐	☒
• Employment land	☐	☒
Social and Cultural Considerations		
• Heritage impact	☐	☒
• Aboriginal archaeology	☐	☒
• Open space management	☐	☒
• European archaeology	☐	☒
• Social & cultural impacts	☐	☒
• Stakeholder engagement	☐	☒
Infrastructure Considerations		
• Infrastructure servicing and potential funding arrangements	☐	☒
Miscellaneous/Additional Considerations		
<i>List any additional studies</i>		

PP-RICHVALL-2013/01.03: Amend Acid Sulfate Soils clause to be consistent with the Model Clause

Summary of Proposal

Proposal	Update <i>clause 6.1 Acid sulfate soils</i> to be consistent with changes made to the Model Clause.
Property Details	All lands identified as class 1, 2, 3, 4 or 5 on the Acid Sulfate Soils Map.
Applicant Details	N/A
Land Owner	N/A

Background

The Department of Planning and Infrastructure wrote to NSW councils on 18 June 2012 advising of changes to the Model Clause for Acid Sulfate Soils. Their review has determined that subclause (6) should read that development consent is not required where the works will result in the displacement of less than 1 tonne of soil “and” are not likely to lower the watertable.

As it currently stands, the adopted clause has an “or” provision. As such the clause would not require a DA to disturb more than a tonne of soil if the watertable were not lowered, and vica versa, the watertable could be lowered as long as less than a tonne of soil is disturbed.

Site

The Acid Sulfate Soils Map identifies land as being within Class 1, 2, 3, 4 or 5. Clause 6.1 applies to these lands.

Part 1 – Objectives or Intended Outcomes

To update clause 6 Acid sulfate soils so that corrects can be made remedy an error in the Model Clause. This course of action was directed by the Department of Planning and Infrastructure on 18 June 2012.

Part 2 – Explanation of Provisions

It is proposed that the following amendment would be undertaken to clause 6.1 Acid sulfate soils of the Richmond Valley LEP 2012.

Omit subclause (6) and instead insert the following:

(6) Despite subclause (2), development consent is not required under this clause to carry out any works where both of the following criteria are met:

(a) the works involve the disturbance of less than 1 tonne of soil,

(b) the works are not likely to lower the watertable.

Part 3 – Justification

Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

No. It has been directed by the Department of Planning and Infrastructure resulting from correction made to the Acid Sulfate Soils Model Clause.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes.

Section B – Relationship to Strategic Planning Framework

3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

N/A

4. *Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?*

This planning proposal is consistent with Richmond Valley Council's Community Strategic Plan. Action 5.2 pertains to the review and monitor of development processes.

5. *Is the planning proposal consistent with applicable State environmental planning policies?*

No SEPPs are applicable to this planning proposal, see table 03.1.

Table 03.1: Consideration of State Environmental Planning Policies

	Applicable	Consistent	Reason for Inconsistency
SEPP No 1-Development Standards	N/A		
SEPP No 6-Number of Storeys in a Building	N/A		
SEPP No 14-Coastal Wetlands	N/A		
State Environmental Planning Policy No 15-Rural Landsharing Communities	N/A		
SEPP No 21-Caravan Parks	N/A		
SEPP No 22-Shops and Commercial Premises	N/A		
SEPP No 30-Intensive Agriculture	N/A		
SEPP No 33-Hazardous and Offensive Development	N/A		
SEPP No 36-Manufactured Home Estates	N/A		
SEPP No 44-Koala Habitat Protection	N/A		
SEPP No 60-Canal Estate Development	N/A		

	Applicable	Consistent	Reason for Inconsistency
SEPP No 55-Remediation of Land	N/A		
SEPP No 62-Sustainable Aquaculture	N/A		
SEPP No 64-Advertising and Signage	N/A		
SEPP No 65-Design Quality of Residential Flat Development	N/A		
SEPP No 71-Coastal Protection	N/A		
SEPP (Affordable Rental Housing) 2009	N/A		
SEPP (Building Sustainability Index: BASIX) 2004	N/A		
SEPP (Exempt and Complying Development Codes) 2008	N/A		
SEPP (Housing for Seniors or People with a Disability) 2004	N/A		
SEPP (Infrastructure) 2007	N/A		
SEPP (Major Development) 2005	N/A		
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A		
SEPP (Rural Lands) 2008	N/A		
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A		
SEPP (State and Regional Development) 2011	N/A		

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal is consistent with the applicable S117 Directions, see table 03.2.

Table 03.2: Consideration of S117 Directions

	Applicable	Consistent
1. Employment and Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	

	Applicable	Consistent
1.5 Rural Lands	Yes	Acid sulfate soils may be located within Rural zoned lands. As such this direction applies. The PP will be consistent with the Rural Land Planning Principles.
2. Environment and Heritage		
2.1 Environment Protection Zones	Yes	The PP will protect sensitive environments by ensuring that Acid Sulfate Soils are appropriately managed. The PP will not remove or reduce any environmental protection standards.
2.2 Coastal Protection	Yes	Acid sulfate soils may be located within the Coastal Zone. As such this direction applies. The protection and management of Acid sulfate soils are key actions within the identified policies and guidelines. As such this PP is consistent with this direction.
2.3 Heritage Conservation	N/A	
2.4 Recreation Vehicle Areas	N/A	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	Acid sulfate soils may be located within residential zones. As such this direction applies. The PP will not alter housing choices, densities, design etc. It is consistent with this direction.
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport	N/A	
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	N/A	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	Yes	The PP aims to update the current acid sulfate soils clause to be consistent with the Model LEP Clause, as amended. This action has been directed by the Department. The PP is consistent with this direction.
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land	N/A	
4.4 Planning for Bushfire Protection	N/A	

	Applicable	Consistent
5. Regional Planning		
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	
5.6 Sydney to Canberra Corridor	N/A	
5.7 Central Coast 2008	N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	Yes – There are not concurrence, consultation or referrals proposed within this PP. No new types of designated development will result from this PP.
6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	N/A	
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	N/A	

Section C - Environmental, social, and economic impact

7. Is there any likelihood that critical habitat or threatened species populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. This PP will be correcting an error in the Acid sulfate soils provisions so that this hazard can be appropriately managed.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

A positive environmental effect of this proposal will be to close a loophole that could be exploited to disturb ASS without consent, or the appropriate management.

9. How has the planning proposal adequately addressed any social and economic effects?

Minimising impacts from ASS will have a positive social and economic effect. ASS have the potential to impact on waterway through pollution and fish kills, to corrode concrete infrastructure thus reducing its service

life, and decreasing soil productivity. Appropriate management of these soils is a key strategy. Ensuring that the clause is current will assist in managing this hazard.

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

N/A

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

N/A

Part 4 - Mapping

There is no mapping associated with this PP.

Part 5 – Community Consultation

This is considered to be a minor administrative amendment pursuant to section 73A of the EP&A Act and therefore not warranting community consultation.

Part 6 – Project Timeline

Milestone	Timeline	
	Start	Finish
Anticipated commencement date (date of Gateway determination)	Mar 2013	Mar 2013
Anticipated timeframe for the completion of required technical information	N/A	
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	N/A	
Commencement and completion dates for public exhibition period	N/A	
Dates for public hearing (if required)	N/A	
Timeframe for consideration of submissions	N/A	
Timeframe for the consideration of a proposal post exhibition	N/A	
Date of submission to the Department to finalise the LEP	N/A	
Timeframe for Parliamentary Counsel's Opinion and drafting of LEP	Apr 2013	May 2013
Anticipated date RPA will make the plan (if delegated)	Jun 2013	Jun 2013
Anticipated date RPA will forward to the department for notification.	Jul 2013	Jul 2013

ATTACHMENT 1 – Information Checklist

STEP 1: Required for all Proposals

under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome - Mapping (including current and proposed zones) - Community consultation (agencies to be consulted)	- Explanation of provisions - Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)
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STEP 2: Matters – Considered on a Case by Case Basis

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context		
• Demonstrated consistency with relevant Regional Strategy	☒	☐
• Demonstrated consistency with relevant Sub-Regional strategy	☐	☒
• Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy	☐	☒
• Demonstrated consistency with Threshold Sustainability Criteria	☐	☒
Site Description/Context		
• Aerial photographs	☐	☒
• Site photos/photomontage	☐	☒
Traffic and Transport Considerations		
• Local traffic and transport	☐	☒
• TMAP	☐	☒
• Public transport	☐	☒
• Cycle and pedestrian movement	☐	☒
Environmental Considerations		
• Bushfire hazard	☐	☒
• Acid Sulphate Soil	☒	☐
• Noise impact	☐	☒
• Flora and/or fauna	☐	☒
• Soil stability, erosion, sediment, landslip assessment, and subsidence	☐	☒
• Water quality	☐	☒
• Stormwater management	☐	☒
• Flooding	☐	☒
• Land/site contamination (SEPP55)	☐	☒

PLANNING MATTERS OR ISSUES	To be considered	N/A
• Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	☐	☒
• Sea level rise	☐	☒
Urban Design Considerations		
• Existing site plan (buildings vegetation, roads, etc)	☐	☒
• Building mass/block diagram study (changes in building height and FSR)	☐	☒
• Lighting impact	☐	☒
• Development yield analysis (potential yield of lots, houses, employment generation)	☐	☒
Economic Considerations		
• Economic impact assessment	☐	☒
• Retail centres hierarchy	☐	☒
• Employment land	☐	☒
Social and Cultural Considerations		
• Heritage impact	☐	☒
• Aboriginal archaeology	☐	☒
• Open space management	☐	☒
• European archaeology	☐	☒
• Social & cultural impacts	☐	☒
• Stakeholder engagement	☐	☒
Infrastructure Considerations		
• Infrastructure servicing and potential funding arrangements	☐	☒
Miscellaneous/Additional Considerations		
<i>List any additional studies</i>		

PP-RICHVALL-2013/01.04: Update Descriptions for Heritage Items in Schedule 5

Summary of Proposal

Proposal	Update the descriptions (address, Lot/DP, spelling, significance) for heritage items contained within Schedule 5 to the <i>Richmond Valley LEP 2012</i> .
Property Details	Various see Part 2 for details.
Applicant Details	N/A
Land Owner	N/A

Background

Schedule 5 of the *Richmond Valley LEP 2012* contains 188 heritage items and a conservation area. The Schedule identifies the nature of each item including its address and property description. Furthermore, all items are mapped on the Heritage Map.

Following commencement of the Richmond Valley LEP 2012 on 21 April 2012 the Council heritage database was updated. During this process it was found that a number of item descriptions contained incorrect or outdated details. In several instances the items description can be improved or the significance is wrong. At least one item will need to be changed on the Heritage Map.

These amendments will not add or subtract any items to the inventory, nor will they add any additional land to listings, over and above that already mapped.

Site

This proposal applies to 15 heritage items over as many properties, refer to Table A for details.

Part 1 – Objectives or Intended Outcomes

It is intended to amend the descriptions for 15 heritage items by amending their property descriptions, addresses, and/or significance. One item will also require amending on the Heritage Map.

These amendments will not add or delete any heritage items. It is being undertaken to ensure that the descriptions of items are accurate.

Part 2 – Explanation of Provisions

This PP is to amend the descriptions of heritage items contained within Schedule 5 of *Richmond Valley LEP 2012*. Table 04.A identifies the items affected, the reason for the amendment, and how the Schedule will be amended.

Table 04.A: Proposed Amendments to Schedule 5 Environmental Heritage

Item Description	Reason for Amendment	Proposed Amendment
Item I14 – Cole family graves, Busbys Flat	Incorrect address	Replace “1035 Wyan Road, Rappville” in the Address column, for Item No I14, with “2400 Busbys Flat Road”.
Item I15 – Casino Court, Casino	Spelling of “Cassino Court” was wrongly changed by PC to “Casino Court”	Replace “Casino Court” in the Item column, for Item No I15, with “Cassino Court”.
Item I63 – Shop, Casino	Incorrect address	Replace “106 Walker Street” in the Address column, for Item I63, with “104 Walker Street”.
Item I90 – Woodburn Shire Chambers, former, Coraki	The Woodburn Shire Chambers and Council Depot are located on Lots 2 & 11, Section 67, DP758291, refer to Figure 04.1. Schedule 5 identifies this item as being located on Lot 11. The heritage significant Chambers building is confined to Lot 2, see Figures 04.2, 04.3 and 04.4. This amendment proposes to limit the listing to Lot 2, Section 67, DP758291, 16 Adams Street, Coraki and amend the Heritage Map accordingly, see Figure 04.4 and 04.5. The address for this item will also need to be amended.	For Item No I90, omit “-18 ” from the Address column, and omit “Lot 11, Section 67, DP758291” from the Property description column and insert instead “Lot 2, Section 67, DP758291” Amend Heritage Map - Sheet 009A to omit listing over Lot 11, Section 67, DP758291.
Item I93 – St Joseph's Catholic Church, Coraki	Listed description includes Lot 6 from an adjoining property, which coincidentally also has a heritage listing	For Item No I93, replace “45” from the Address column with “49”, and replace “6-8, Section 63, DP758291” from the Property description column with “Lots 7 & 8, Section 63, DP758291”.
Item I95 – St Josephs Convent, former, Coraki	Add street number to address and move item so that it is listed in alphabetical order by locality and address.	Omit Item No I95. Insert Item No I95 into Schedule 5 following Item No I92 – “Coraki St Joseph's Convent, former 47 Adams Street Lot 6, Section 63, DP758291 Local I95”
Item I96 – Residence 15-17 Belmore Street, Coraki	Includes street number from adjoining property.	Omit “15-” from the Address column for Item I96

Item Description	Reason for Amendment	Proposed Amendment
Item I108 – Coraki Drill Hall, Coraki	Incorrect DP description	Replace “Lot 95, DP758291” from the Property description column, for Item No I108, with “Lot 95 DP755631”.
Item I121 – Machine Gun Pit, Evans Head	Listed as State significant but should only be Local.	Replace “State” from the Significance column, for Item I121, with “Local”.
I124 – Evans Head Cemetery (including War Cemetery), Evans Head	Incorrect DP descriptions	Replace “Lots 7083-7087, DP1113392” from the Property description column, for Item I124, with “Lot 7083 DP1113395, Lot 7084 DP1113386, Lot 7085 DP1113389, Lot 7086 DP1113391 and Lot 7087 DP1113392”.
I131 – Evans Head Memorial Aerodrome (including runways, Bellman Hangar and timber huts), Evans Head	Include reference to Machine Gun Pit in description	Replace “ and timber huts)” from the Item column, for Item No I131, with “, timber huts and machine gun pit”.
Item I-155 – Rappville Nandabah Street Memorial Tree Planting (camphor laurel trees), Rappville	Remove reference to camphor laurel trees. Camphor laurel is a noxious weed and the trees may need to be replaced with a more suitable species. The species of tree is not important to the listing. Add reference to the War Memorial.	Replace “(camphor laurel trees)” from the Item column, for Item I155, with “and War Memorial”.
Item I-166 – Woodburn Slaughter House, former, Woodburn	Update address	Replace “8980 Pacific Highway” from the Address column, for Item I166, with “204 Tuckombil Road”.
Item I-171 – Woodburn General Cemetery, Woodburn	Incomplete description of property.	Replace “Lot 3, Section 11, DP759110” from the Property description column, for Item I171, with “Lots 2-10, Section 11, DP759110”.
Item A-10 – Wyan Creek Bennett’s Sawmill Site, former, Wyan Creek	Incorrect DP	Replace “Lot 77, DP755365” from the Property Description column, for Item A10, with “Lot 77, DP755635”.

Part 3 – Justification

Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

Content of Schedule 5 was derived from the *Richmond Valley Comprehensive Community Based Heritage Study* 2007. Descriptions of these items, along with information pertaining to heritage significance, are contained within a specialised heritage register data base supplied by the NSW Heritage Branch. Upon updating this data base, with commencement details of the *Richmond Valley LEP 2012*, it was found that numerous items had description anomalies. This PP is not supported by any study or strategy but is being undertaken to ensure that the intent of the heritage study is fulfilled, and that the LEP is accurate.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes.

Section B – Relationship to Strategic Planning Framework

3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Yes. The Far North Coast Regional Strategy provides for the identification and protection of environmental heritage. This PP aims to ensure that items are accurately described so that they will be afforded full protection under the LEP.

4. *Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?*

This planning proposal is consistent with Richmond Valley Council's Community Strategic Plan. Action 5.2 pertains to the review and monitor of development processes. Action 3.3 pertains to heritage management.

5. *Is the planning proposal consistent with applicable State environmental planning policies?*

No SEPPs are applicable to this planning proposal, see table 04.1.

Table 04.1: Consideration of State Environmental Planning Policies

	Applicable	Consistent	Reason for Inconsistency
SEPP No 1-Development Standards	N/A		
SEPP No 6-Number of Storeys in a Building	N/A		
SEPP No 14-Coastal Wetlands	N/A		
State Environmental Planning No Policy No 15-Rural Landsharing Communities	N/A		
SEPP No 21-Caravan Parks	N/A		
SEPP No 22-Shops and Commercial Premises	N/A		

	Applicable	Consistent	Reason for Inconsistency
SEPP No 30-Intensive Agriculture	N/A		
SEPP No 33-Hazardous and Offensive Development	N/A		
SEPP No 36-Manufactured Home Estates	N/A		
SEPP No 44-Koala Habitat Protection	N/A		
SEPP No 60-Canal Estate Development	N/A		
SEPP No 55-Remediation of Land	N/A		
SEPP No 62-Sustainable Aquaculture	N/A		
SEPP No 64-Advertising and Signage	N/A		
SEPP No 65-Design Quality of Residential Flat Development	N/A		
SEPP No 71-Coastal Protection	N/A		
SEPP (Affordable Rental Housing) 2009	N/A		
SEPP (Building Sustainability Index: BASIX) 2004	N/A		
SEPP (Exempt and Complying Development Codes) 2008	N/A		
SEPP (Housing for Seniors or People with a Disability) 2004	N/A		
SEPP (Infrastructure) 2007	N/A		
SEPP (Major Development) 2005	N/A		
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A		
SEPP (Rural Lands) 2008	N/A		
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A		
SEPP (State and Regional Development) 2011	N/A		

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

This PP is consistent with the applicable S117 Directions, see table 04.2.

Table 04.2: Consideration of S117 Directions

	Applicable	Consistent
1. Employment and Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2. Environment and Heritage		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	Yes	The PP will facilitate the conservation of items and buildings of heritage significance by improving their identification in Schedule 5, and in one instance on the <i>Heritage Map</i> .
2.4 Recreation Vehicle Areas	N/A	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	N/A	
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport	N/A	
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	N/A	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	N/A	
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land	N/A	
4.4 Planning for Bushfire Protection	N/A	
5. Regional Planning		
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	

	Applicable	Consistent
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	
5.6 Sydney to Canberra Corridor	N/A	
5.7 Central Coast 2008	N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	Yes – There are not concurrence, consultation or referrals proposed within this PP.
6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	N/A	
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	N/A	

Section C - Environmental, social, and economic impact

7. Is there any likelihood that critical habitat or threatened species populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

None.

9. How has the planning proposal adequately addressed any social and economic effects?

N/A

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

N/A

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No consultation is necessary. All items contained within this PP were previously notified as part of the preparation of the Heritage Study and *Draft Richmond Valley LEP 2012*. This PP is only to correct errors in the descriptions of items

Part 4 - Mapping

Most of the proposed amendments arising from this Planning Proposal are administrative and involve altered descriptions, addressing, property details as provided in Schedule 5. No items will be added or subtracted.

Heritage Item No I 90

Of the amendments proposed, only that for Item No 190 involves amending the Heritage Map. Current mapping for this item is over Lots 2 & 11, Section 67, DP758291, see figures 04.2, 04.3 and 04.4. The heritage significant building is however located only on Lot 2, see figure 04.2, and the description provided in Schedule 5 only mentions Lot 11, Section 67, DP758291. As such the Heritage Map will be amended so this item is only located on Lot 2, see figure 04.5. The Schedule will also be amended to describe it on Lot 2, Section 67, DP758291, and its address as 16 Adams Street, Coraki.

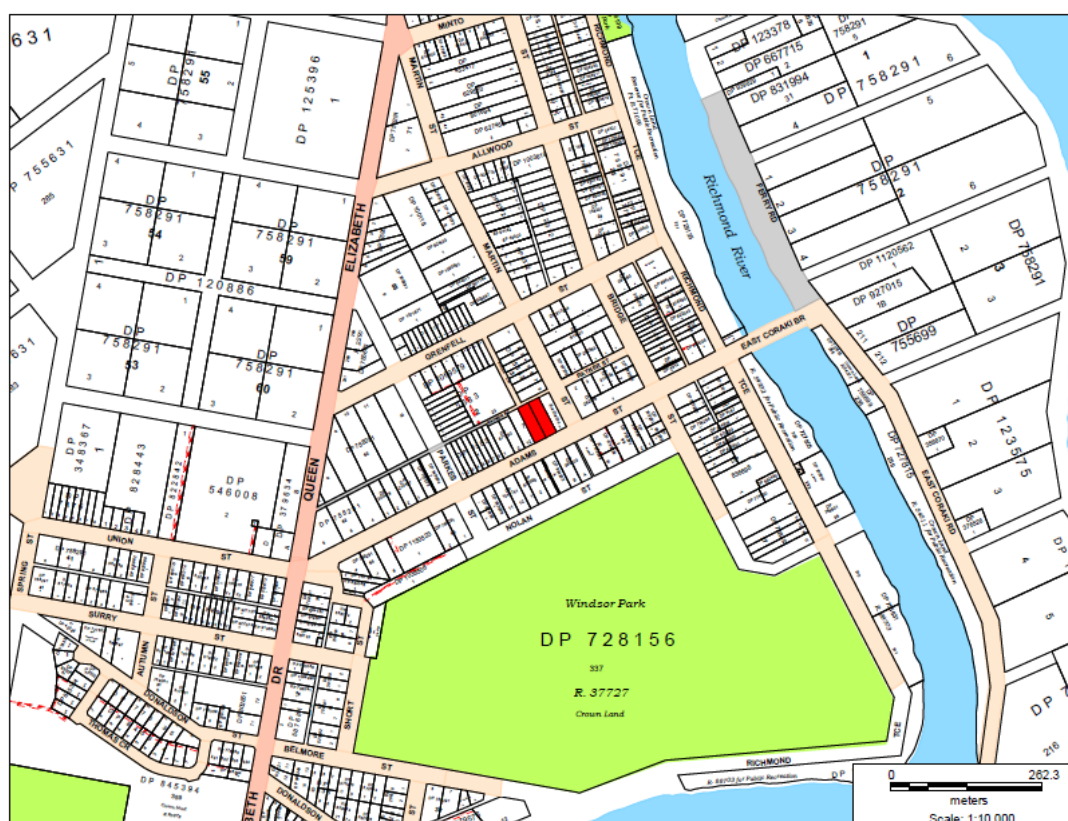


Figure 04.1: Locality Plan highlighting location of Lots 2 & 11, Section 67, DP758291, 16-18 Adams Street, Coraki.



Figure 04.2: Aerial image (2012) for Lots 2 & 11, Section 67, DP758291, 16-18 Adams Street, Coraki. Circle signifies location of Former Woodburn Shire Chambers building (Item No 190).



Figure 04.3: Extract from Heritage Map for Adams Street, Coraki



Figure 04.4: Heritage listing of Item No I-090 currently applies to Lots 2 & 11, Section 67, DP758291, 16-18 Adams Street, Coraki.



Figure 04.5: Proposed changes to Heritage Map applying listed Item No I-090 over Lot 2, Section 67, DP758291, 16 Adams Street, Coraki.

Part 5 – Community Consultation

As no new heritage items will be declared and the amendments are administrative in nature it is considered that community consultation is unnecessary.

Part 6 – Project Timeline

Milestone	Timeline	
	Start	Finish
Anticipated commencement date (date of Gateway determination)	Mar 2013	Mar 2013
Anticipated timeframe for the completion of required technical information	N/A	
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	N/A	
Commencement and completion dates for public exhibition period	N/A	
Dates for public hearing (if required)	N/A	
Timeframe for consideration of submissions	N/A	
Timeframe for the consideration of a proposal post exhibition	N/A	
Date of submission to the Department to finalise the LEP	N/A	
Timeframe for Parliamentary Counsel's Opinion and drafting of LEP	Apr 2013	May 2013
Anticipated date RPA will make the plan (if delegated)	Jun 2013	Jun 2013
Anticipated date RPA will forward to the department for notification.	Jul 2013	Jul 2013

ATTACHMENT 1 – Information Checklist

STEP 1: Required for all Proposals

under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome - Mapping (including current and proposed zones) - Community consultation (agencies to be consulted)	- Explanation of provisions - Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)
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STEP 2: Matters – Considered on a Case by Case Basis

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context		
• Demonstrated consistency with relevant Regional Strategy	☐	☒
• Demonstrated consistency with relevant Sub-Regional strategy	☐	☒
• Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy	☐	☒
• Demonstrated consistency with Threshold Sustainability Criteria	☐	☒
Site Description/Context		
• Aerial photographs	☒	☐
• Site photos/photomontage	☐	☒
Traffic and Transport Considerations		
• Local traffic and transport	☐	☒
• TMAP	☐	☒
• Public transport	☐	☒
• Cycle and pedestrian movement	☐	☒
Environmental Considerations		
• Bushfire hazard	☐	☒
• Acid Sulphate Soil	☐	☒
• Noise impact	☐	☒
• Flora and/or fauna	☐	☒
• Soil stability, erosion, sediment, landslip assessment, and subsidence	☐	☒
• Water quality	☐	☒
• Stormwater management	☐	☒
• Flooding	☐	☒
• Land/site contamination (SEPP55)	☐	☒

PLANNING MATTERS OR ISSUES	To be considered	N/A
• Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	☐	☒
• Sea level rise	☐	☒
Urban Design Considerations		
• Existing site plan (buildings vegetation, roads, etc)	☒	☐
• Building mass/block diagram study (changes in building height and FSR)	☐	☒
• Lighting impact	☐	☒
• Development yield analysis (potential yield of lots, houses, employment generation)	☐	☒
Economic Considerations		
• Economic impact assessment	☐	☒
• Retail centres hierarchy	☐	☒
• Employment land	☐	☒
Social and Cultural Considerations		
• Heritage impact	☒	☐
• Aboriginal archaeology	☐	☐
• Open space management	☐	☒
• European archaeology	☐	☒
• Social & cultural impacts	☐	☒
• Stakeholder engagement	☐	☒
Infrastructure Considerations		
• Infrastructure servicing and potential funding arrangements	☐	☒
Miscellaneous/Additional Considerations		
<i>List any additional studies</i>		