



clarence
VALLEY COUNCIL

26 March 2013

PGF001773

Reference: DWS 962301
Contact: Scott Lenton

The Regional Manager
Department Planning & Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

Received

27 MAR 2013

13/05926

Northern Region

Dear Steve

**Planning Proposal - Lots 4 & 5, Section 9, DP 758532, 4454 Lawrence Rd,
ILARWILL**

Council, at its Meeting held on 19 March 2013, resolved to support a planning proposal (PP) over the above mentioned land and to refer it to the Planning Gateway. The purpose of the PP is to amend the Minimum Lot Size Map so as to enable approval of a dwelling-house to be constructed on Lots 4 & 5 following consolidation of the subject allotments.

The PP lodged by the proponent is enclosed (attached to the 11 December 2012 Council report) and outlines the proposal in greater detail as well as providing the information and documentation required by section 55 (1) of the Environmental Planning and Assessment Act 1979. Any amendment resulting from the PP would necessitate change to Clarence Valley LEP 2011 Lot Size Map LSZ_011F. A copy of that map sheet and an indicative amendment is enclosed for the Gateway's consideration. The report (11 December 2012) by Council officers provides more comment in regard to matters contained in *A guide to preparing planning proposals* and relevant considerations.

Council has not encouraged the Applicant to provide detailed reports to assess potential land use conflict or on-site effluent disposal capability at this stage. Further, it is suggested in the December 2011 Council report that consultation with the Yaegl Local Aboriginal Land Council would be appropriate to determine the potential for Aboriginal cultural heritage. These matters will be attended to if the Gateway supports the PP.

Council is not seeking any authorisation to exercise delegation in this circumstance.

Also enclosed with this letter is a:

- copy of Officer report to, and Council resolution of, the Ordinary Meeting dated 11 December 2012 (including a copy of the PP);
- copy of Officer report to, and Council resolution of, the Ordinary Meeting dated 19 February 2013;

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- copy of Recission Motion to, and Council resolution of, the Ordinary Meeting dated 19 March 2013; and
- Information Checklist (per item 1.3 of 'A guide to preparing planning proposals').

A suggested timeline is provided hereunder (per item 2.6 of 'A guide to preparing planning proposals'). Based on the experience of Council staff this would seem the quickest the PP could progress if supported by the Gateway.

Timeline Stages	Date	Notes
Commencement Date	19 April 2013	
Completion of required technical information	1 July 2013	Land use conflict risk assessment (LUCRA), Effluent disposal assessment and Aboriginal consultation
Government agency consultation	1 August 2013	Dept Industry & Investment (Agriculture) - LUCRA and regionally significant farmland issue
Public exhibition (commence)	16 August 2013	
Public exhibition (complete)	2 September 2013	14 days (minimum)
Public hearing	N/A	PP does not involve public/Council land
Consideration of submissions	16 September 2013	
Consideration of PP post-exhibition	15 October 2013	Council meeting
Submission to DoPI to finalise the LEP	22 October 2013	
RPA will make the plan (if delegated)	N/A	No delegation sought
RPA will forward to DoPI for notification	17 December 2013	Post-Council resolution on draft LEP

If you require further information please contact me on Ph 6645 0218 (Monday/Tuesday & Friday) or Ph 66 430 234 (Wednesday-Thursday) or David Morrison, Manager Strategic & Economic Planning on telephone 66 430 204.

Yours faithfully



Scott Lenton
Environmental Planning Coordinator