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Mr Gary Murphy
General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Our ref: PP_2013_LISMO_004_00 (13/09896)
Your ref: EF13/236:CO13/4783

Dear Mr Murphy,

Planning proposal to amend Lismore Local Environmental Plan 2012

I am writing in response to your Council's letter dated 12 June 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to enable: boundary adjustments, the creation of residual lots, lots for environmental purposes associated with urban subdivision and split zoned lots, where the resulting lots are less than 90 per cent of the minimum lot size in zones RU1 Primary Production, RU2 Rural Landscape, E2 Environmental Conservation and E3 Environmental Management and subject to specified criteria.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Council's intention to allow the subdivision of certain rural and environment protection zoned land below the minimum lot size is supported, however the proposed provisions as drafted do not achieve Council's desired outcome. Consequently, Council is to amend the 'explanation of provisions' within the planning proposal to remove the draft clauses and instead provide a plain English explanation of the intention of the proposed provisions. The clauses will be drafted by Parliamentary Counsel's Office, in consultation with Council, once the proposal is submitted to Parliamentary Counsel for drafting.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan because the proposal is considered to be of local significance. Council should contact the regional office of the department should it require assistance in relation to the exercise of its delegation.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Jennifer Vallis of the regional office of the department on 02 6641 6600.

Yours sincerely,


Neil McGaffin 26.6.13
Executive Director
Rural and Regional Planning
Planning Operations and Regional Delivery

Gateway Determination

Planning proposal (Department Ref: PP_2013_LISMO_004_00): to make various amendments to Lismore LEP 2012.

I, the Executive Director, Rural and Regional Planning at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Lismore Local Environmental Plan (LEP) 2012 to enable: boundary adjustments, the creation of residual lots, lots for environmental purposes associated with urban subdivision and split zoned lots, where the resulting lots are less than 90 per cent of the minimum lot size in zones RU1 Primary Production, RU2 Rural Landscape, E2 Environmental Conservation and E3 Environmental Management and subject to specified criteria should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the 'explanation of provisions' within the planning proposal to remove the draft clauses and instead provide a plain English explanation of the intention of the proposed provisions.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Office of Environment and Heritage
 - NSW Department of Primary Industries - Agriculture
 - NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



5. The timeframe for completing the LEP is to **9 months** from the week following the date of the Gateway determination.

Dated *26* day of *June* 2013.

**Neil McGaffin
Executive Director
Rural and Regional Planning
Planning Operations and Regional Delivery
Department of Planning and Infrastructure**

Delegate of the Minister for Planning and Infrastructure



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Lismore City Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_LISMO_004_00	Planning proposal to enable: boundary adjustments, the creation of residual lots, lots for environmental purposes associated with urban subdivision and split zoned lots, where the resulting lots are less than 90 per cent of the minimum lot size in zones RU1 Primary Production, RU2 Rural Landscape, E2 Environmental Conservation and E3 Environmental Management and subject to specified criteria.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated *26 June* 2013

Neil McGaffin
Executive Director
Rural and Regional Planning
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2013_LISMO_004_00
Date Sent to Department under s56	12/06/2013
Date considered at LEP Review Panel	20/06/2013
Gateway determination date	26/06/2013

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: