



Contact: Jennifer Vallis
Phone: (02) 6641 6600
Fax: (02) 6641 6601
Email: Jenny.Vallis@planning.nsw.gov.au
Postal: Locked Bag 9022, Grafton NSW 2460

Our ref: PP_2013_RICHM_004_00 (13/04699)
Your ref: PP-RICHVALL-2013/02

Mr John Walker
General Manager
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

Dear Mr Walker,

Planning proposal to amend Richmond Valley Local Environmental Plan 2012

I am writing in response to Council's letter dated 5 March 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 facilitate various housekeeping amendments including amendments to various maps, correcting mapping errors and omissions, amendments to provisions and spot rezonings.

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 is advised that forthcoming amendments to State Environmental Planning Policy - Exempt and Complying Development Codes (Codes SEPP) will provide for signs and advertising provisions as exempt development. Garages on larger lots in residential and in rural zones are provided for under the Codes SEPP as complying development. Council may therefore wish to amend the planning proposal, following consideration of the existing and proposed legislation covering these land uses.

I have also agreed the planning proposal's inconsistencies with S117 Directions 1.2 Rural Zones, 1.5 Rural Lands and 5.1 Implementation of Regional Strategies are of minor significance. In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes. No further approval is required in relation to these Directions.

Council may still need to obtain the concurrence of the Director General to comply with the requirements of relevant S117 Directions. Council should ensure this occurs prior to the plan being made.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. 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.

The amending 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 NSW 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 s54(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
Executive Director
Rural and Regional Planning

27.3.13

Gateway Determination

Planning proposal (Department Ref: PP_2013_RICHM_004_00): to make various housekeeping amendments.

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 Richmond Valley Local Environmental Plan (LEP) 2012 to extend the land application area, amend clauses 4.1 Minimum subdivision lot size and 4.1C Exceptions to minimum lot size for dual occupancies, amend the standards applicable for garages and signage under the exempt development schedule, rezone Casino Drill Hall defence site for residential purposes, amend the lot size for land at Sextonville Road, Casino, rezone land in Busby's Flat for rural purposes and amend the Dwelling Opportunity Map for certain land should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to include additional information on heritage, which recommends an appropriate curtilage around the Drill Hall. This additional information will demonstrate the proposal's consistency or justify any inconsistency with S117 Direction 2.3 Heritage Conservation.
2. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land. Council is to place on public exhibition the Land Assessment and Management Plan in relation to the contamination of land at Lennox Street, Casino.
3. 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 2012)*.
4. 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:
 - NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
 - Office of Environmental Heritage (regarding biodiversity and flooding)
 - Environmental Protection Authority
 - Local Aboriginal Land Council
 - Clarence Valley Council to confirm that land comprising of and adjacent to the Bundjalung National Park, which is proposed to be included in the Richmond Valley LEP 2012 is not currently zoned under Clarence Valley LEP 2011.

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.

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

Dated 27 day of March 2013.



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

**Delegate of the Minister for Planning and
Infrastructure**



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Richmond Valley 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_RICHM_004_00	Planning proposal to extend the land application area, amend clauses 4.1 Minimum subdivision lot size and 4.1C Exceptions to minimum lot size for dual occupancies, amend the standards applicable for garages and signage under the exempt development schedule, rezone Casino Drill Hall defence site for residential purposes, amend the lot size for land at Sextonville Road, Casino, rezone land in Busby's Flat for rural purposes and amend the Dwelling Opportunity Map for certain land.

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 27th March 2013

Neil McGaffin
Executive Director
Rural and Regional Planning
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_RICHM_004_00
Date Sent to Department under s56	05/03/2013
Date considered at LEP Review Panel	21/03/2013
Gateway determination date	27/03/2013

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: