



Mr John Walker
Chief Executive Officer
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

Our ref: 15/17726
Your ref: PP_2015/01: 2015-
01:PP_RICHM_001_00:CR

Dear Mr Walker

**Planning Proposal PP_2015_RICHM_001_00 – Alteration of Gateway
Determination**

I refer to your letter of 27 November 2015 advising that Council has altered the Planning Proposal PP_2015_RICHM_001_00 to make various amendments to land use tables and clauses within Richmond Valley Local Environmental Plan 2012.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 26 June 2015 for PP_2015_RICHM_001_00 to reflect Council's proposed alteration to the Planning Proposal and to extend the time to complete the Planning Proposal. The Alteration of the Gateway Determination and amended authorisation to exercise delegation are enclosed.

Due to the changes made to the Planning Proposal I have determined that further community consultation and consultation with State agencies is required. To enable time to complete this further consultation I have extended the time to complete the proposal by three months.

If you have any questions in relation to this matter, I have arranged for Ms Carlie Boyd to assist you. Ms Boyd can be contacted on (02) 6641 6610.

Yours sincerely

 11 December 2015
Stephen Murray
General Manager, Northern Region
Planning Services

Encl:
Alteration of Gateway Determination
Amended authorisation to exercise delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_RICHM_001_00)

I, the General Manager, Northern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 26 June 2015 for the proposed amendment to the Richmond Valley Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal:

from "... amendments to provisions for the RU1 Primary Production, R5 Large Lot Residential and E3 Environmental Management Zones in the Richmond Valley Local Environmental Plan (LEP) 2012 and to amend Schedule 2 of the LEP to allow "special events" on public land as exempt development"

to "... amendments to provisions for the RU1 Primary Production, R5 Large Lot Residential, E2 Environmental Conservation and E3 Environmental Management Zones in the Richmond Valley Local Environmental Plan (LEP) 2012 and to amend Schedule 2 of the LEP to allow "special events" on public land as exempt development"

2. Insert new condition: 5

5. Further community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- a. the amended 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 and Infrastructure 2013)*.

3. Insert new condition: 6

6. Further consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:

- NSW Department of Primary Industries in relation to potential impacts on agricultural activities;
- NSW Rural Fire Service; and
- Office of Environment and Heritage.

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.



Planning & Environment

4. Delete condition 4:

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

and replace with a new condition 4:

"4. The planning proposal is to be completed by 3 July 2016."

Dated

11th

day of

December

2015

Stephen Murray
General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Richmond Valley Council is authorised to exercise the functions of the Minister for Planning 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_2015_RICHM_001_00	Planning proposal to make amendments to provisions for the RU1 Primary Production, R5 Large Lot Residential, E2 Environmental Conservation and E3 Environmental Management Zones in the Richmond Valley Local Environmental Plan (LEP) 2012 and to amend Schedule 2 of the LEP to allow "special events" on public land as exempt development

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

Dated 11 December 2015

Stephen Murray
General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning