



Clarence Valley LEP 2011 - Heritage listing of the Nymbolda Police Station Complex

Proposal Title : Clarence Valley LEP 2011 - Heritage listing of the Nymbolda Police Station Complex

Proposal Summary : The proposal seeks to include the Nymbolda Police Station Complex at Lot 116 DP 723024, Armidale Rd, Nymbolda as a local heritage item in Schedule 5 of Clarence Valley LEP 2011

PP Number : PP_2014_CLARE_007_00 Dop File No : 14/18303

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **2.3 Heritage Conservation**
 4.3 Flood Prone Land
 4.4 Planning for Bushfire Protection
 5.1 Implementation of Regional Strategies

Additional Information : **It is recommended that:**

- 1. The planning proposal be supported;**
- 2. The Planning Proposal be exhibited for 14 days;**
- 3. The proposal be completed within 6 months;**
- 4. The Secretary's delegate note the potential outstanding inconsistency with s117 Direction 4.4 Planning for Bushfire Prone Land;**
- 5. Consultation is to be undertaken with the following agencies:**
 - Office of Environment and Heritage - Heritage Branch**
 - NSW Rural Fire Service**
 - NSW Police Force**
- 6. Prior to public exhibition:**
 - a) the Planning Proposal is to be revised to include a project timeline demonstrating completion within 6 months**
 - b) LEP heritage maps prepared in accordance with the Department's standard technical requirements shall be included in the proposal**
- 7. A written authorisation to exercise plan making delegations for this matter be issued to Council.**

Supporting Reasons : **The proposal is supported and is considered as necessary to provide appropriate planning protection to an identified item of local heritage significance.**

Panel Recommendation

Recommendation Date : **18-Dec-2014**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

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Decision Date : 18-Dec-2014 Gateway Determination : Passed with Conditions
Decision made by : General Manager, Northern Region
Exhibition period : 14 Days LEP Timeframe : 6 months
Gateway Determination : 1. 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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Environment 2013) and must be made publicly available for a minimum of 14 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 Environment 2013).

2. 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 – Heritage Branch
- NSW Rural Fire Service
- NSW Police Force

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.

3. Prior to exhibition, the planning proposal is to be amended to include:

(a) a project time line illustrating completion of the proposal within 6 months; and
(b) draft LEP heritage maps illustrating the proposed amendment prepared in accordance with the Department's standard technical requirements.

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 be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

18 DECEMBER 2014