



Our ref:

12 July 2019

Mr J Gray
Regional Manager – Northern Region
NSW Department Planning & Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Mr Gray

RE: Planning Proposal – Review No.4 to Glen Innes Severn Local Environmental Plan 2012

At its Open Ordinary Meeting of 27 June 2019 (Item 7.13), Glen Innes Severn Council resolved the following:

- 1. That Council endorses and forwards the Planning Proposal, as attached to this report as Annexure A, for amendments to the Glen Innes Local Environmental Plan 2012 to NSW Planning and Environment seeking a "Gateway Determination".*
- 2. That Council requests that the Secretary of NSW Planning and Environment issue a written authorisation to Council to exercise delegation of the plan making functions under section 3.36 of the Environmental Planning and Assessment Act 1979 in respect of the Planning Proposal.*
- 3. That Council resolves to publicly exhibit the Planning Proposal and undertake government agency consultation, consistent with the terms of the Gateway Determination issued by NSW Planning and Environment.*
- 4. That Council delegates authority to the General Manager to make any minor amendments to the Planning Proposal prior to public exhibition of the proposal, if required.*
- 5. That Council notes that a further report will be prepared for Council consideration following the public exhibition of the Planning Proposal.*

As per Resolution 2, Council is requesting a Gateway Determination from the NSW Department of Planning and Environment. In support of Council's request, please find included with this letter:

- Planning Proposal - Review No.4 to *Glen Innes Severn Local Environmental Plan 2012*
- Draft LEP Maps relating to that Planning Proposal;
- Council Report (Item 7.13) of 27 June 2019;

- Council Minute (Item 7.13) of 27 June 2019;
- Evaluation Criteria for the delegation of plan making functions; and
- Information Checklist.

For further information please do not hesitate contact to contact Councils Director of Development, Planning and Regulatory Services on 6730 2350 or Grahame Fry (Environmental Planning Consultant acting on behalf of Council) on 0402 794 849.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Graham Price', with a long horizontal stroke extending to the right.

Graham Price
**DIRECTOR OF DEVELOPMENT, PLANNING &
REGULATORY SERVICES**

INFORMATION CHECKLIST

Attachment 1

> STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome
- Mapping (including current and proposed zones)
- Community consultation (agencies to be consulted)
- Explanation of provisions
- Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)

> STEP 2: MATTERS - CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

| PLANNING MATTERS OR ISSUES | To be considered | N/A | PLANNING MATTERS OR ISSUES | To be considered | N/A |
|--|-------------------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|
| Strategic Planning Context | | | Urban Design Considerations | | |
| • Demonstrated consistency with relevant Regional Strategy | <input checked="" type="checkbox"/> | <input type="checkbox"/> | • Existing site plan (buildings vegetation, roads, etc) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Demonstrated consistency with relevant sub-regional strategy | <input checked="" type="checkbox"/> | <input type="checkbox"/> | • Building mass/block diagram study (changes in building height and FSR) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy | <input checked="" type="checkbox"/> | <input type="checkbox"/> | • Lighting impact | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Demonstrated consistency with Threshold Sustainability Criteria | <input checked="" type="checkbox"/> | <input type="checkbox"/> | • Development yield analysis (potential yield of lots, houses, employment generation) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Site Description/Context | | | Economic Considerations | | |
| • Aerial photographs | <input checked="" type="checkbox"/> | <input type="checkbox"/> | • Economic impact assessment | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Site photos/photomontage | <input checked="" type="checkbox"/> | <input type="checkbox"/> | • Retail centres hierarchy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic and Transport Considerations | | | • Employment land | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Local traffic and transport | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Social and Cultural Considerations | | |
| • TMAP | <input type="checkbox"/> | <input checked="" type="checkbox"/> | • Heritage impact | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Public transport | <input type="checkbox"/> | <input checked="" type="checkbox"/> | • Aboriginal archaeology | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Cycle and pedestrian movement | <input type="checkbox"/> | <input type="checkbox"/> | • Open space management | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Environmental Considerations | | | • European archaeology | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Bushfire hazard | <input checked="" type="checkbox"/> | <input type="checkbox"/> | • Social and cultural impacts | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Acid Sulphate Soil | <input type="checkbox"/> | <input checked="" type="checkbox"/> | • Stakeholder engagement | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| • Noise impact | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Infrastructure Considerations | | |
| • Flora and/or fauna | <input type="checkbox"/> | <input checked="" type="checkbox"/> | • Infrastructure servicing and potential funding arrangements | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Soil stability, erosion, sediment, landslip assessment, and subsidence | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Miscellaneous/Additional Considerations | | |
| • Water quality | <input checked="" type="checkbox"/> | <input type="checkbox"/> | List any additional studies | | |
| • Stormwater management | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| • Flooding | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| • Land/site contamination (SEPP55) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| • Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| • Sea level rise | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |