

Mr Ashley Lindsay
Acting General Manager
Clarence Valley Council
Locked Bag 23
Grafton NSW 2460

Our ref: PP_2017_CLARE_001_00 (17/05255)
Your ref: ECM 1879196

Dear Mr Lindsay

Planning proposal to amend Clarence Valley Local Environmental Plan 2011

I am writing in response to your Council's letter dated 31 March 2017 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 (the Act) in respect of the planning proposal to rezone part of Lot 37 DP 1104240, 40 Fairway Drive, South Grafton, from R5 Large Lot Residential to R1 General Residential and alter the minimum lot size and maximum building height controls for the land.

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

Plan making powers were delegated to councils by the Minister 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.

The amending Local Environmental Plan (LEP) is to be finalised within 12 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 of Planning and Environment 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 Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Paul Garnett of the Department's regional office to assist you. Mr Garnett can be contacted on (02) 6641 6607.

Yours sincerely



7 April 2017

Craig Diss
Acting Director Regions, Northern
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template

Gateway Determination

Planning proposal (Department Ref: PP_2017_CLARE_001_00): to rezone part of Lot 37 DP 1104240, 40 Fairway Drive, South Grafton, from R5 Large Lot Residential to R1 General Residential and alter the minimum lot size and maximum building height controls for the land.

I, the Acting Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Clarence Valley Local Environmental Plan (LEP) 2011 to rezone part of Lot 37 DP 1104240, 40 Fairway Drive, South Grafton, from R5 Large Lot Residential to R1 General Residential and alter the minimum lot size and maximum building height controls for the land, should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be amended as follows:
 - the 'Explanation of Provisions' is to clearly indicate that the land proposed to be zoned R1 will not have a minimum lot size applied to it;
 - maps which show the existing and proposed zones, minimum lot size, and maximum building height are to be included. The maps should clearly indicate that the land proposed to be zoned R1 will not have a minimum lot size applying to it;
 - a time line for completion of the planning proposal is to be included;
 - the discussion on consistency with the Mid North Coast Regional Strategy is to be removed and replaced with discussion on the consistency of the proposal with the North Coast Regional Plan 2036; and
 - the reference to "1(c)" zoned land on page 7 of the planning proposal is to be updated to reflect the Standard Instrument LEP zone used in the Clarence Valley LEP 2011.
2. Prior to community consultation further investigation of the potential for contamination of the site is to be undertaken and included with the documentation for community consultation. These additional investigations are to include either:
 - a site auditor statement from a NSW Environmental Protection Authority accredited site auditor confirming that the existing Phase 1 Site Contamination Assessment Report dated 9 June 2016 is adequate; or
 - a revised report including any necessary additional sampling and analysis that is consistent with the requirements of the Contaminated Land Planning Guidelines specified in State Environmental Planning Policy 55 - Remediation of Land and has been prepared to the satisfaction of Council.

3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
- (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Infrastructure 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 2016)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
- The NSW Environment Protection Authority
 - The Office of Environment and Heritage – National Parks and Wildlife Service
- 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 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. Prior to the LEP being made any maps that form part of the LEP amendment must meet the specifications in the current *Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment 2015)*.
7. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 7 day of April 2017



Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Clarence 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_2017_CLARE_001_00	Planning proposal to rezone part of Lot 37 DP 1104240, 40 Fairway Drive, South Grafton, from R5 Large Lot Residential to R1 General Residential and alter the minimum lot size and maximum building height controls for the land.

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 7 April 2017



Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and Environment

Delegate of the Secretary

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment 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 publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2017_CLARE_001_00
Date Sent to DoP&E under s56	3 April 2017
Date considered at LEP Review Panel	N/A
Gateway determination date	7 April 2017

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 DoP&E requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information: