

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-2355):** *rezone land at 70 Manifold Road, Casino (Lot 21 DP 601461 and Crown Road Reserve) and amend associated development standards to facilitate large lot residential housing.*

I, the Director, Hunter and Northern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Richmond Valley Local Environmental Plan 2012 to rezone land at 70 Manifold Road, Casino (Lot 21 DP 601461 and Crown Road Reserve) and amend associated development standards to facilitate large lot residential housing should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed within nine months from the date of the Gateway determination.

### Gateway Conditions

1. Prior to agency and community consultation, the planning proposal is to be amended to specify an appropriate project timeline to complete the LEP.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
  - (b) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Department of Climate Change, Energy, the Environment and Water – Conservation Programs, Heritage and Regulation
- Department of Primary Industries and Regional Development – Agriculture and Biosecurity
- NSW Rural Fire Service
- Department of Primary Industries and Regional Development – NSW Resources
- Casino Boolangle Local Aboriginal Land Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).

Dated 24 March 2025



**Craig Diss**  
**Director, Hunter and Northern Region**  
**Local Planning & Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**