

Gateway Determination

Planning Proposal (Department Ref: PP_2017_BELLI_001_00): to make horticulture permissible with consent in the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and E4 Environmental Living zones, list horticulture as exempt development and list blueberry farming as exempt development if it satisfies certain development standards.

I, the Deputy Secretary, Planning Services 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 Bellingen Local Environmental Plan (LEP) 2010 to make horticulture permissible with consent in the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and E4 Environmental Living zones, list horticulture as exempt development and list blueberry farming as exempt development if it satisfies certain development standards, should not proceed for the following reason:

1. The planning proposal does not adequately demonstrate the need or justification for the proposed provisions or its inconsistencies with s117 Direction 1.5 Rural Lands, State Environmental Planning Policy (Rural Lands) 2008 and the North Coast Regional Plan 2036 as it will not protect the agricultural production value of rural land.

Dated 8th day of March 2018.



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning