



1 March 2019

Department of Planning & Environment  
Locked Bag 9022  
GRAFTON NSW 2460  
By Email: [northcoast@planning.nsw.gov.au](mailto:northcoast@planning.nsw.gov.au)

Dear Sir/Madam

**Planning Proposal to Rezone Part Lot 3 DP 592005 and Part Lot 1 DP 1124504, Coopers Shoot Road and Picadilly Hill Road Coopers Shoot, to permit R5 Large Lot Residential**

Council at its Planning Meeting of 21 March 2019 received a report and resolved as follows:

*19-095 Resolved that Council:*

- 1. Request that the NSW Department of Planning and Environment issue a Gateway determination for the planning proposal as contained in Attachment 1 (E2019/14770), conditional on the applicant preparing a site specific study on land contamination from past use consistent with SEPP 55. This study must be produced (to Council's satisfaction) prior to public exhibition of the planning proposal.*
- 2. Agree that staff can proceed to obtain further studies from the applicant (if required by the Gateway determination), then undertake the public exhibition of the planning proposal and government agency consultation based on the Gateway determination.*

In accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed planning proposal for a Gateway determination. Council requests delegated Authority to make the LEP amendment.

As the planning proposal is not considered to be 'low impact' as outlined in the Department of Planning and Infrastructure's, *A guide to preparing local environmental plans*, a 28 day public exhibition period is recommended.

Should you have any enquiries please contact Steve Daniels by phone (02) 6626 7315 or email [sdaniels@byron.nsw.gov.au](mailto:sdaniels@byron.nsw.gov.au).

Yours sincerely

Steve Daniels  
Planner – Environmental & Economic Planning



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THE BUNDJALUNG PEOPLE