

Gateway Determination

Planning proposal (Department Ref: PP_2019_BYRON_003_00): to rezone land for rural residential purposes at Lot 3 DP 592005 and Lot 1 DP 1124504, Coopers Shoot Road and Picadilly Hill Road, Coopers Shoot, and amend the associated minimum lot size.

I, the Director Regions, Northern at the Department of Planning, Industry and Environment, 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 Byron Local Environmental Plan (LEP) 2014 to rezone land for rural residential purposes at Lot 3 DP 592005 and Lot 1 DP 1124504, Coopers Shoot Road and Picadilly Hill Road, Coopers Shoot, and amend the associated minimum lot size should proceed subject to the following conditions:

1. Prior to agency and community consultation the planning proposal is to be amended to address:
 - (a) State Environmental Planning Policy (Primary Production and Rural Development) 2019 rather than the former State Environmental Planning Policy (Rural Lands) 2008; and
 - (b) the amended section 9.1 direction 1.5 Rural Lands.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. 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).

4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Department of Planning, Industry and Environment (Environment, Energy and Science)
- NSW Rural Fire Service
- Rous County Council
- Jali Local Aboriginal Land Council
- Arakwal Corporation

Each public authority/organisation 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. The planning proposal authority is authorised as the local plan-making authority to exercise the functions 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 section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 6 day of August 2019.



Jeremy Gray
Director Regions, Northern
Planning Services
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces