



Mr Michael Coulter
General Manager
Nambucca Valley Council
PO Box 177
MACKSVILLE NSW 2447

Dear Mr Coulter

Planning proposal PP_2020_NAMBU_001_00 to amend Nambucca Local Environmental Plan 2010

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reclassify Lot 482 DP 700681 South Arm Road, South Arm from community land to operational land to support the development of the Bowraville Sporting Hub.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 2.3 Heritage Conservation, 4.3 Flood Prone Land and 6.2 Reserving Land for Public Purposes are minor or justified. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes. I have agreed to the reduction of land for public purposes on the basis that the proposal will not have a long term impact on the availability of community land in Bowraville.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to public exhibition / the plan being made.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Lucy Walker assist you. Ms Walker can be contacted on 5778 1402.

Yours sincerely



3/02/2020

Jeremy Gray
Director Northern Region
Local and Regional Planning

Encl: Gateway determination