

## Gateway Determination

***Planning Proposal (Department Ref: PP\_2017\_PORTM\_004\_00): to rezone land at Pioneer Street, North Haven for residential and environmental purposes and apply relevant development standards.***

I, the Director Regions, Northern, 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 Port Macquarie-Hastings Local Environmental Plan (LEP) (2011) to rezone land at Pioneer Street, North Haven for residential and environmental purposes and apply relevant development standards should proceed subject to the following conditions:

1. The planning proposal is to be updated prior to community consultation to include:
  - a) a preliminary Site Contamination assessment; and
  - b) an Aboriginal Cultural Heritage assessment.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the relevant planning 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. Consultation is required with the following public authorities and organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions: This consultation is to take place prior to exhibition.
  - NSW Rural Fire Service (RFS)
  - Office of Environmental and Heritage (OEH)
  - Local Aboriginal Land Council

Each public authority and 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.

4. A public hearing is not required to be held into the matter by any person or body under section 56(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).



## Planning & Environment

5. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 4 day of OCTOBER 2017.

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

**Delegate of the Minister for Planning**



**WRITTEN AUTHORISATION TO EXERCISE DELEGATION**

Port Macquarie-Hastings Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2017_PORTM_004_00	Planning proposal to rezone land at Pioneer Street, North Haven for residential and environmental purposes and apply relevant development standards.

In exercising the Minister's functions under Section 59 of the EP&A Act, the Council must comply with the Department's "*A guide to preparing local environmental plans 2016*" and "*A guide to preparing planning proposals 2016*".

Dated 4 OCTOBER 2017

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

**Delegate of the Secretary  
of the Department of Planning and Environment**