

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2018_COFFS_003_00)

I, Director Regions, Northern, at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 14 November 2018 for the proposed amendment to the Coffs Harbour Local Environmental Plan 2013 as follows:

1. Delete condition 6:

“6. The timeframe for completing the LEP is to be 9 months following the date of the Gateway determination.”

and replace with a new condition 6:

“6. The time frame for completing the LEP is by 14 November 2019.”

2. Insert new condition 7:

“7. The planning proposal is to be updated prior to additional agency and community consultation to:

- (a) clarify that the CBD height and built form review applies to only part of the affected land;
- (b) include additional supporting information regarding the appropriateness and potential impacts of the proposed changes for the land bounded by Vernon Street, Duke Street, Coffs Street and the Pacific Highway; and
- (c) update details on the potential additional residential and commercial gross floor area for the land to which this proposal applies.

3. Insert new condition 8:

“8. Additional 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).

4. Insert new condition 9:

“9. Additional consultation is required with the following public authorities under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Office of Environment and Heritage;
- NSW Rural Fire Service; and
- Roads and Maritime Service

Each public authority 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.

Dated 27 day of May 2019.



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

Delegate of the Minister for Planning
and Public Spaces