



Gateway Determination

Planning proposal (Department Ref: PP_2020_COFFS_002_00): to implement the recommendations of the Woolgoolga Town Centre Masterplan in relation to land zoning and height of buildings and undertake housekeeping amendments

I, the Director 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 Coffs Harbour Local Environmental Plan (LEP) 2013 to implement the recommendations of the Woolgoolga Town Centre Masterplan in relation to land zoning and height of buildings and undertake housekeeping amendments should proceed subject to the following conditions:

1. Prior to agency and community consultation, Council is to check and update (as required) the following descriptions contained in the planning proposal:
 - LZN_005F referenced in Item 2 on page 3 should be HOB_005F;
 - Lot 492 DP 1222944 on page 40 could not be located;
 - Lot 1 sec 20 DP 759113 on page 41 could not be located;
 - Lot 3 Sec 20 DP 759113 on page 41 is incorrectly nominated to be subject to an increased building height;
 - Lot 2 sec 20 DP 759113 is duplicated on page 41, being listed in dot points 2 and 3;
 - Lot 7303 DP 115 on page 41 should be Lot 7303 DP 1154412;
 - Lot 203 DP 794312 on page 45 should be Lot 204 DP 794312; and
 - Environmental Heritage Item I4 on page 52 should include the current property description for clarity, being Lot 1 DP 938419.

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 is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **14 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

3. 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 (Heritage NSW);
 - Transport for NSW (Roads and Maritime Services); and
 - NSW Rural Fire Service.

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.

4. 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).
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 **12 months** following the date of the Gateway determination.

Dated 16 day of July 2020.



Jeremy Gray
Director, Northern Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces