

Gateway Determination

Planning proposal (Department Ref: PP_2016_COFFS_002_00): to rezone land and amend minimum lot standards to facilitate large lot residential development at Korora.

I, the Acting 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 Coffs Harbour Local Environmental Plan (LEP) (2013) to rezone land and amend minimum lot standards to facilitate large lot residential development at Korora should proceed subject to the following conditions:

1. Prior to community consultation the proposal is to be amended to include:
 - (a) full property descriptions (Lots and Deposited Plans) of all the land to which the proposal relates; and
 - (b) a preliminary site contamination investigation prepared in accordance with relevant standards and guidelines.
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 LEPs (Department of Planning and Environment 2016)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - NSW Rural Fire Service
 - Local Aboriginal Land Council
 - Office of Environment and Heritage
 - NSW Roads and Maritime Services

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.

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).



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5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 9 day of December 2016

Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning