



Alteration of Gateway Determination for Planning Proposal No.PP_2016_KYOGL_003_00

Purpose: To recommend the Director Regions, Northern as delegate for the Minister agree to alter the Gateway determination for Planning Proposal No. PP_2016_KYOGL_003_00.

Analysis: A Gateway determination was issued on 5 December 2016 for the planning proposal, which seeks to remove the minimum lot size standards to land adjacent to the Kyogle CBD in the Groom Street area to facilitate medium density residential development. An alteration to the Gateway determination has been requested to extend the timeframe for completion by 3 months. The request is considered to have merit and an alteration to the Gateway determination has been prepared.

Recommendation

As delegate of the Minister:

1. **agree** under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act), to alter the Gateway determination for Planning Proposal no. PP_2016_KYOGL_003_00 in accordance with the Alteration of Gateway determination document at (**Attachment A**), which in summary extends the timeframe for completion by 3 months;
2. **agree** under part 3, division 4 of the Act that no additional community consultation is required;
3. **sign** the Alteration of Gateway determination (**Attachment A**);
4. **sign** the letter to LGA Council (**Attachment B**).

Jeremy Gray

**Director Regions,
Northern**



Date: 16-8-2017

Key reasons

Planning proposal

Council has prepared a planning proposal to remove the minimum lot size standards to land adjacent to the Kyogle CBD in the Groom Street area to facilitate medium density residential development.

The Gateway determination issued on 5 December 2016 (**Attachment C**) determined that the proposal should proceed subject to conditions.

Council requests an extension of time to complete the planning proposal

The Gateway determination required that the Local Environmental Plan (LEP) be finalised in 9 months from the week following the date of the Gateway determination expiring on 12 September 2017. Council has requested that the period to complete the LEP be extended for a further 3 months.

The delay in meeting this Gateway determination timeframe has arisen due to requirements to rectify minor mapping errors.

It is considered that the date be extended to 12 December 2017 to allow for the mapping to be rectified.

Community consultation

Community consultation occurred between 21 December 2016 and 3 February 2017. It is considered that the revised planning proposal does not require further community consultation as the change of time frame is only minor in nature.

Attachments

Attachment	Title
A	Alteration of Gateway determination
B	Letter to Council
C	Gateway determination

Mr G Kennett
General Manager
Kyogle Council
PO Box 11
Kyogle NSW 2474

Our ref: 16/15175

Attention: Mr Lachlan Black

Dear Mr Kennett

**Planning Proposal No. PP_2016_KYOGL_003_00 – Alteration of Gateway
Determination**

I refer to your email of 4 August 2017 seeking an extension of time to complete Planning Proposal PP_2016_KYOGL_003_00 to remove the minimum lot size standards to land adjacent to the Kyogle CBD in the Groom Street area to facilitate medium density residential development at Kyogle.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 5 December 2016 for PP_2016_KYOGL_003_00. The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Heidi Naylor to assist you. Ms Naylor can be contacted on 6641 6604.

Yours sincerely



16-8-2017

Jeremy Gray
Director Regions, Northern
Planning Services

Encl:
Alteration to Gateway Determination