

Gateway Determination

Planning proposal (Department Ref: PP_2018_LISMO_003_00): to rezone part of 1A and 1B Northcott Drive, Goonellabah (Lot 2 DP 777930 and Lot 1 DP 1213247) to R1 General Residential, amend the minimum lot size to 400m², and apply a maximum building height of 8.5m to the land being rezoned R1 General Residential.

I, the Director Regions, Northern at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Lismore Local Environmental Plan (LEP) 2012 to rezone part of 1A and 1B Northcott Drive, Goonellabah (Lot 2 DP 777930 and Lot 1 DP 1213247) to R1 General Residential, amend the minimum lot size to 400m², and to apply a maximum building height of 8.5m to the land being rezoned R1 General Residential, should proceed subject to the following conditions:

1. Prior to public exhibition additional contaminated land assessment, including additional soil sampling as required by Council, is to be undertaken to address the potential for site contamination in the western part of the site which is proposed to be rezoned R1 General Residential.
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 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).
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:
 - Rural Fire Service;
 - Department of Primary Industries;
 - Office of Environment and Heritage;
 - Ngulingah Aboriginal Land Council; and
 - Friends of the Koala.

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 **9 months** following the date of the Gateway determination.

Dated 29 day of October 2018.



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

Delegate of the Minister for Planning