

Planning and Assessment

Gateway determination report

Coffs Harbour City Council Gateway determination: PP-2021-133

Purpose: To recommend the Director, as delegate of the Minister, determine that planning proposal PP-2020-133 should proceed.

Analysis: The planning proposal seeks to undertake various housekeeping amendments to the Coffs Harbour LEP 2013. The planning proposal is considered to have merit and should proceed subject to conditions.

Approval required (if applicable): 18 February 2021

Reason for deadline (if applicable): The Gateway determination is to be issued by the above date, being 20 days since the request was received.

1. INTRODUCTION

LGA	Coffs Harbour City
PPA	Coffs Harbour City Council
NAME	Coffs Harbour LEP 2013 – Housekeeping amendments to Coffs Harbour LEP 2013 – Part 1 (0 homes,0 jobs)
NUMBER	PP-2021-133
LEP TO BE AMENDED	Coffs Harbour LEP 2013
ADDRESS	Whole of LGA
DESCRIPTION	Whole of LGA
RECEIVED	14 January 2021
FILE NO.	IRF20/1993
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required.
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal.

1.1 Description of planning proposal

The planning proposal seeks to amend the Coffs Harbour Local Environmental Plan (LEP) 2013 to make various housekeeping amendments that have been identified as part of the five-year comprehensive review of the plan.

The comprehensive review has identified a total of sixteen amendments to the Coffs Harbour LEP 2013. This planning proposal seeks to progress the first round of amendments identified as part of this review, comprising six of the sixteen amendments. Subsequent planning proposals will be prepared to capture the remaining ten amendments.

It should be noted that the planning proposal refers to seven out of the sixteen amendments being progressed as part of this planning proposal. However, this is incorrect, and Council has confirmed that the six amendments listed in the planning proposal are the only amendments. It will be necessary for Council to update the planning proposal to correct this error. It is recommended that the Gateway

determination is conditioned to require this matter is addressed prior to agency and community consultation.

The purpose of the amendments is to ensure that the Coffs Harbour LEP 2013 aligns with the Environmental Planning and Assessment Act 1979 (the Act) and endorsed state and local strategic policy (i.e. the North Coast Regional Plan 2036, Coffs Harbour Local Growth Management Strategy 2020 and Coffs Harbour Local Strategic Planning Statement 2020).

Specifically, the planning proposal seeks to:

1. amend Clause 1.2 – Aims of Plan;
2. amend the Objectives of Zone of the following land use zones:
 - RU2 – Rural Landscape;
 - R1 – General Residential;
 - R2 – Low Density Residential;
 - R3 – Medium Density Residential;
 - R4 – High Density Residential;
 - B1 – Neighbourhood Centre;
 - B2 – Local Centre;
 - B3 - Commercial Core;
 - B4 - Mixed Use;
 - B5 – Business Development;
 - B6 – Enterprise Corridor;
 - IN1 – General Industrial;
 - IN3 – Heavy Industrial;
 - IN4 – Working Waterfront;
 - SP1 – Special Activities;
 - SP3 – Tourist;
 - RE1 – Public Recreation;
 - RE2 – Private Recreation; and
 - E3 - Environmental Management.
3. amend the Land Use Table of Zone RU2 Rural Landscape to enable ‘Artisan Food and Drink Industries’ as permitted with consent;
4. amend clause 7.2 Earthworks by inserting an additional provision as subclause (3)(i) to ensure consideration of Aboriginal cultural heritage;
5. amend clause 7.13 Central Business District by inserting additional objectives; and
6. amend to enable ‘Rural Function Centres’ or similar as a land use to facilitate appropriately scaled rural functions in appropriate rural zones.

Item 6 is not clear in its intent. Council have confirmed that the intention is to permit a ‘Rural Function Centre’ with consent in Zone RU2 Rural Landscape. It will be necessary

for Council to update the planning proposal to confirm and clarify the intent of Item 6. It is recommended that the Gateway determination is conditioned to require this matter is addressed prior to agency and community consultation.

1.2 Site description

The planning proposal applies to the entire Coffs Harbour Local Government Area (LGA).

1.3 Existing planning controls

Items 1, 2, 4 and 5 of the planning proposal relate to the aims and objectives for a number of land use zones, as well as various clauses in the Coffs Harbour LEP 2013 that apply to the entire Coffs Harbour LGA.

Items 3 and 6 of the planning proposals seek to amend the Coffs Harbour LEP 2013 to permit an 'Artisan Food and Drink Industry' and a Rural Function Centre' with consent in Zone RU2 Rural Landscape. The Coffs Harbour LEP 2013 currently prohibits these land uses in the zone.

1.4 Surrounding area

The planning proposal applies to the entire Coffs Harbour Local Government Area (LGA).

1.5 Summary of recommendation

It is recommended that the planning proposal proceed subject to conditions, noting that the land uses detailed in Items 3 and 6 will be prevented on land mapped as important farmland under the North Coast Regional Plan 2036 as discussed in sections 4.2 and 4.3 of this report.

It is recommended that the planning proposal proceed for the following reasons:

- the proposal is consistent with the North Coast Regional Plan 2036;
- the proposal is not contrary to the Coffs Harbour Local Growth Management Strategy to 2040;
- the proposal aligns with the Planning Priorities and Actions of the Coffs Harbour Local Strategic Planning Statement 2020;
- the proposal will ensure that the Coffs Harbour LEP 2013 aligns with updates to the Environmental Planning and Assessment Act 1979;
- the proposal will provide opportunities for employment generation and tourist facilities which is expected to have a positive impact on the local economy; and
- the proposal will not facilitate additional land uses on important farmland.

2. PROPOSAL

2.1 Objectives or intended outcomes

The objectives and intended outcomes of this planning proposal is to update the Coffs Harbour LEP 2013 to ensure that it aligns with the Act and endorsed state and local strategic policy positions, including the North Coast Regional Plan 2036, Coffs Harbour Local Growth Management Strategy 2020 and Coffs Harbour Local Strategic Planning Statement 2020.

The six proposed amendments include revised LEP aims and new objectives for various land use zones, amendments to clauses 7.2 Earthworks and 7.13 Central business district and seeks to permit an 'Artisan Food and Drink Industry' and a 'Rural Function Centre' in Zone RU2 Rural Landscape with consent.

The provisions contained with the planning proposal are clearly stated and are suitably detailed to implement the objectives and intended outcomes, except for Item 6. As discussed in section 1.1 of this report, it will be necessary for Council to update the planning proposal to confirm and clarify the intent of Item 6 prior to agency and community consultation.

2.2 Explanation of provisions

The following amendments are proposed to the Coffs Harbour LEP 2013 to achieve the intended outcomes:

1. Amendment to Clause 1.2 Aims of Plan to ensure that they align with the revised objects of the Act and the relevant directions of the North Coast Regional Plan 2036 (see page 3 of planning proposal);
2. Amendment to the Objectives of the ones listed below to incorporate the objects of the Act and relevant directions and actions of the North Coast Regional Plan 2036, and align with endorsed strategic policy positions of Council (see pages 3-11 of the planning proposal):
 - RU2 - Rural Landscape;
 - R1 - General Residential;
 - R2 - Low Density Residential;
 - R3 - Medium Density Residential;
 - R4 - High Density Residential;
 - B1 - Neighbourhood Centre;
 - B2 - Local Centre;
 - B3 - Commercial Core;
 - B4 - Mixed Use;
 - B5 - Business Development;
 - B6 - Enterprise Corridor;
 - IN1 - General Industrial;
 - IN3 - Heavy Industrial;
 - IN4 – Working Waterfront;
 - SP1 - Special Activities;
 - SP3 - Tourist;
 - RE1 - Public Recreation;
 - RE2 - Private Recreation; and
 - E3 - Environmental Management.
3. Amendments to permit an 'Artisan Food and Drink Industry' with consent in Zone RU2 Rural Landscape, excluding land mapped as important farmland in the North Coast Regional Plan 2036;
4. Amendment to Clause 7.2 Earthworks to include an additional subclause which protects Aboriginal cultural heritage. Council has suggested the following additional subclause:

7.2 Earthworks

- (3) (i) the effect of the development on Aboriginal cultural heritage.
5. Amendment to Clause 7.13 Central Business District to confirm the economic and social importance of the Coffs Harbour CBD. Council has suggested the following wording for the clause:

7.13 Central business district

- (1) The objectives of this clause are as follows—
- (a) to maintain the primacy of the Coffs Harbour City Centre, being the land identified as “CBD” on the Central Business District Map, as the principal business, office, retail, cultural, civic and entertainment hub of the city centre and to ensure that development does not conflict with the hierarchy of commercial centres,
 - (b) to strengthen Coffs Harbour’s position as an eminent regional centre by creating employment opportunities for tourism, commerce, education, health care, culture and the arts.
- (2) Development consent must not be granted to development on any land unless the consent authority has considered whether the development maintains the primacy of the Coffs Harbour City Centre as the principal business, office, retail, cultural, civic and entertainment hub of the Coffs Harbour City.
6. Amendments to permit a ‘Rural Function Centre’ with consent in Zone RU2 Rural Landscape, excluding land mapped as important farmland in the North Coast Regional Plan 2036.

The proposed amendments are considered an acceptable means of achieving the intended outcomes.

2.3 Mapping

There are no proposed mapping amendments to Coffs Harbour LEP 2013 associated with this planning proposal. However, to satisfy the condition of the Gateway determination that prevents a ‘Rural Function Centre’ and an ‘Artisan Food and Drink Industry’ on important farmland identified in the North Coast Regional Plan 2036, a map may need to be created. Any map/s will need to be prepared to the Department’s Standard Technical Requirements prior to the plan being finalised.

3. NEED FOR THE PLANNING PROPOSAL

The intent of this planning proposal is to progress amendments to Coffs Harbour LEP 2013 that have been identified as part of a five-year comprehensive review of this plan.

Section 3.21 (1) of the Act requires councils to undertake regular and periodic reviews of their local environmental plans to ensure they are up to date and consistent with changing requirements.

Council’s first comprehensive review of its Standard Instrument LEP was due to be completed by 30 December 2020. This planning proposal progresses the first round of amendments identified as part of the five-year comprehensive review, with subsequent planning proposals to follow to capture the remaining amendments identified as part of the review.

It is considered that the planning proposal is the best means of achieving the amendments as identified in Council’s review of the comprehensive LEP.

4. STRATEGIC ASSESSMENT

4.1 State

The planning proposal does not contain any matters of State or regional significance.

4.2 Regional / District

The North Coast North Coast Regional Plan 2036 (NCRP)

Items 1, 2, 4 and 5 are considered to be consistent with North Coast Regional Plan 2036.

Items 3 and 6 which seek to permit inclusion of an 'Artisan Food and Drink Industry' and a 'Rural Function Centre' with consent on all land in Zone RU2 Rural Landscape are not consistent with Direction 11 of the Regional Plan.

This Direction aims to 'Protect and enhance productive agricultural lands' and Action 11.1 which includes the completion of an important agricultural land mapping project with the aim to protect rural land from further fragmentation. This mapping project will inform the potential introduction of additional rural zones to protect important agricultural land.

Coffs Harbour LEP 2013 does not contain a RU1 Primary Production zone and as such the RU2 Rural Landscape zone captures all agricultural land and land that may be suitable for ancillary or complementary purposes such as those proposed.

In order to help facilitate an 'Artisan Food and Drink Industry' and a 'Rural Function Centre' in Zone RU2 Rural Landscape without impact on important farmland, it is considered appropriate that the Gateway determination be conditioned to ensure that the planning proposal is amended to prevent an 'Artisan Food and Drink Industry' and a 'Rural Function Centre' on land mapped as important farmland under the North Coast Regional Plan 2036. In doing so, the planning proposal is consistent with the Plan.

4.3 Local

MyCoffs Community Strategic Plan 2030 (CSP)

The planning proposal is not inconsistent with the relevant Objectives and Strategies of the CSP.

Coffs Harbour Local Strategic Planning Statement 2020 (LSPS)

The Coffs Harbour Local Strategic Planning Statement 2020 (LSPS) was adopted by Council at the Ordinary Meeting on 25 June 2020. The proposed LEP amendment aligns with the vision and planning priorities within the LSPS, in particular encouraging walking and cycling, delivering a range of quality housing choices and better built form outcomes and implementing Council's Placemaking framework.

Coffs Harbour Local Growth Management Strategy to 2040 (LGMS)

Chapters 1 to 4 of the Local Growth Management Strategy (LGMS) were endorsed by the Department of Planning, Industry and Environment on 13 January 2020. Chapter 5 Rural Lands was endorsed with conditions on 3 July 2020.

Chapter 5 aims to respond and balance the competing interests of development on rural land into the future. Land use conflict within the rural community, particularly associated with the development of rural land for urban, large lot residential and intensive plant agricultural uses is a significant ongoing issue for Coffs Harbour. Chapter 5 provides a strategic approach to ensuring that growth and development on rural lands is managed appropriately.

Chapter 5 is structured around four key themes:

1. The Rural Economy - facilitating a productive and economically sustainable long-term future for rural lands, given that there has been a recent shift in the local economy's reliance on tourism to emerging industries such as intensive plant agriculture.
2. The Rural Community - addressing the changing face of the community and character of the LGA's rural lands in terms of social and cultural considerations, to ensure planning provisions can provide for the ageing rural population and changing land use pressures.
3. The Rural Environment - recognising and managing the opportunities and challenges presented by the environmental values of the area, by undertaking a broad-scale strategic analysis of whether the existing planning controls for rural lands are achieving their original intended purpose and whether updates are necessary.
4. Rural Governance - assisting rural production by ensuring outcomes are overseen by transparent planning policies and legible provisions.

The submitted planning proposal is consistent with the recommendations of Chapter 5. However, it is not consistent with the conditional approval issued by the Department. Following consideration of the strategy, the Department conditionally approved Chapter 5 subject to:

- *the important Agricultural Land Mapping Project being prioritised for completion and undertaken in consultation with the Department of Primary Industries (Agriculture). This project will play an important role in providing a sound strategic planning basis for any LEP amendments and should be completed as soon as possible to help inform the future consideration of the following strategy recommendations:*
 - *facilitating Artisan Food and Drink Industries and Rural Function Centres in appropriate rural zones;*
 - *undertaking a dwelling permissibility study for land within Zone RU2 Rural Landscape to ascertain suitable lots for a dwelling that currently do not have such opportunity;*
 - *reviewing permissible land uses within Council's drinking water catchment; and*
 - *investigating the inclusion of a scenic character and landscape values overlay within Council's local planning controls.*
- *the scope of the proposed dwelling permissibility study and the manner in which it is to be undertaken is to be determined in consultation with the Department of Primary Industries (Agriculture) prior to its commencement.*

The approval issued was conditional to ensure that the nominated actions would only be progressed upon completion of the important Agricultural Land Mapping Project action in the strategy. The aim was to ensure that the outcomes of the mapping project provided a sound strategic evidence planning basis for any LEP amendments and inform appropriate rural land use zones and permissibility within the Coffs Harbour LGA. It also aimed to ensure the most valuable and important agricultural lands were retained for primary production.

Although the proposal is not consistent with the conditional approval issued by the Department in relation to Chapter 5, this is considered to be of minor significance

subject to an 'Artisan Food and Drink Industry' and a 'Rural Function Centre' in Zone RU2 Rural Landscape being excluded from important farmland as identified in the North Coast Regional Plan 2036. This approach directs the proposed land uses away from known important farmland and provides a balanced approach to the use of rural land which has been informed by established and recognised mapping.

This matter has been discussed with Council, who have agreed to exclude an 'Artisan Food and Drink Industry' and a 'Rural Function Centres' from important farmland in Zone RU2 Rural Landscape. It is recommended that the Gateway determination condition this requirement prior to agency and community consultation. It is also recommended that consultation is undertaken with DPI- Agriculture to confirm the suitability of the proposal.

4.4 Section 9.1 Ministerial Directions

The planning proposal is consistent with relevant 9.1 Directions except for the following:

1.5 Rural Lands

The planning proposal as submitted, particularly Items 3 and 6, is considered to be inconsistent with this Direction as it does not implement all of the listed requirements such as consistency with the relevant regional plan, supporting farmers in exercising their right to farm and considering measures to minimise the fragmentation of rural land and reduce the risk of land use conflict.

The inconsistency is considered to be of minor significance as the Gateway determination will be conditioned so as to not facilitate 'Artisan Food and Drink Industries' and 'Rural Function Centres' on land identified as important farmland in the North Coast Regional Plan 2036. However, it is recommended that consultation is undertaken with the Department of Primary Industries – Agriculture (DPI- Agriculture) to confirm the suitability of the proposal.

2.2 Coastal Management

The planning proposal is inconsistent with this Direction as it does not contain provisions which give effect to NSW Coastal policies. This inconsistency is considered to be of minor significance as the proposal does not impact on matters of coastal significance, and the Coastal Management SEPP 2018 already contains adequate protections relating to the coastline and coastal processes.

2.3 Heritage Conservation

The planning proposal is inconsistent with this Direction as it does not contain provisions which facilitate the conservation of matters of environmental and Aboriginal cultural heritage significance. This inconsistency is considered to be of minor significance as the proposal will amend clause 7.2 Earthworks of Coffs Harbour LEP 2013 to increase the protection afforded to Aboriginal cultural heritage and does not detract from the heritage protection provisions which already exist within the Coffs Harbour LEP 2013.

Direction 4.1 Acid sulphate soils

The planning proposal is inconsistent with this Direction as it has the potential to allow an intensification of land use on acid sulfate soils, and it is not supported by an acid sulfate soils study. The inconsistency is considered to be of minor significance as the Coffs Harbour LEP 2013 contains suitable provisions to ensure that this matter can be appropriately considered and addressed at development application stage.

4.3 Flood Prone

The planning proposal is inconsistent with this Direction as it may lead to an increase in development potential on flood prone land. The inconsistency is considered to be of minor significance as the Coffs Harbour LEP 2013 contains suitable flood planning and risk management provisions to ensure that this matter can be appropriately considered and addressed at development application stage.

Direction 4.4 Planning for bushfire protection

The planning proposal is potentially inconsistent with this Direction as it applies to various parcels of land that are bush fire prone. The Direction provides that the Council must consult with the Commissioner of the NSW Rural Fire Service (RFS). Consultation with the RFS is required after a Gateway Determination is issued. Until this consultation has occurred the consistency of the proposal with the Direction remains unresolved.

5.4 Commercial and Retail Development along the Pacific Highway, North Coast

The proposal is potentially inconsistent with this Direction as it may facilitate additional commercial and retail uses in Zone RU2 Rural Landscape land located adjacent to the Pacific Highway. While the inconsistency is considered likely to be of minor significance as any traffic issues will be resolved through the Transport for NSW Movement and Place Project, it is recommended that this Direction remain unresolved until after consultation with Transport for NSW (TfNSW).

4.5 State environmental planning policies (SEPPs)

The planning proposal is considered to be consistent with all relevant SEPP's.

5. SITE-SPECIFIC ASSESSMENT

5.1 Social and economic impacts

Items 1, 2, 4 and 5 of the planning proposal directly align with the North Coast Regional Plan 2036, Coffs Harbour CSP 2030, Coffs Harbour LSPS 2020 and Coffs Harbour LGMS 2040. These items aim to facilitate positive social and economic benefits for the LGA and will:

- reinforce the Coffs Harbour LGA business centres hierarchy in order to maintain the primacy of the Coffs Harbour City Centre and to provide for a range of employment;
- ensure provision of healthy built environments;
- support tourism and visitor destination opportunities in appropriate locations;
- promote design excellence in all elements of the built environment and public realm;
- facilitate equitable access to community services and facilities;
- deliver and maintain housing diversity and affordable housing; and
- implement Council's adopted placemaking framework.

Introduction of an 'Artisan Food and Drink Industry' and a 'Rural Function Centre' (Items 3 and 6) as permissible with consent in Zone RU2 Rural Landscape will have a positive social and economic impact through the creation of employment and tourism opportunities across the wider LGA. However, it is recognised that this must be balanced against potential impacts such as land use conflict and sterilisation of important agricultural farmland. For this reason, it is recommended that the Gateway determination be conditioned to ensure the planning proposal does not facilitate an

‘Artisan Food and Drink Industry’ or a ‘Rural Function Centre’ on land identified as important farmland under the North Coast Regional Plan 2036.

5.2 Environmental

Items 1, 2, 4 and 5 of the planning proposal are not expected to result in any negative environmental impacts. Conversely, the inclusion of specific aims and objectives that ensure consideration of certain environmental and/or Aboriginal cultural issues prior to development consent will help to protect the environment whilst facilitating sustainable growth.

Individual land parcels subject to Items 3 and 6 may have physical constraints such as severe slopes, erodible soils, acid sulfate soils, flood and bushfire prone areas, or contain significant native vegetation including core koala habitat. It is anticipated however that such issues are able to be adequately addressed at the development application stage.

5.3 Infrastructure

There will be no impact on State or regional infrastructure or the requirement for additional funding. Further, there is unlikely to be any servicing requirements as a direct result of the planning proposal.

6. CONSULTATION

6.1 Community

Council considers that the planning proposal should be exhibited for a minimum of 28 days. As the planning proposal relates to a review of the comprehensive LEP and will apply to the whole of the LGA, it is considered appropriate that a minimum 28 day community consultation period take place.

6.2 Agencies

Council have not specifically indicated any agency or organisation for consultation. It is considered appropriate that consultation be undertaken with the following agencies:

- NSW Rural Fire Service
- Transport for NSW
- Department of Primary Industries – Agriculture

7. TIME FRAME

Council has estimated that planning proposal will be completed in September 2021. Having regard to the timeframe nominated by Council and that those contained within the *LEPs, A guide to preparing local environmental plans (Department of Planning and Environment, 2018)*, 9 months is considered to be a practical and realistic timeframe for this planning proposal.

8. LOCAL PLAN-MAKING AUTHORITY

The planning proposal is generally consistent or justifiably inconsistent with the State, regional and local planning framework and deals only with matters of local significance. It is considered appropriate that Council be provided authorisation to act as the local plan-making authority.

9. CONCLUSION

It is considered that the planning proposal has merit to proceed to Gateway for the following reasons:

- the proposal is consistent with the North Coast Regional Plan 2036;

- the proposal is not contrary to the Coffs Harbour Local Growth Management Strategy to 2040;
- the proposal aligns with the Planning Priorities and Actions of the Coffs Harbour Local Strategic Planning Statement 2020;
- the proposal will ensure that the Coffs Harbour LEP 2013 aligns with updates to the Environmental Planning and Assessment Act 1979;
- the proposal will provide opportunities for employment generation and tourist facilities which is expected to have a positive impact on the local economy; and
- the proposal will not facilitate additional land uses on important farmland.

It is recommended that this planning proposal be supported with conditions

10. RECOMMENDATION

It is recommended that the Director, as delegate of the Secretary:

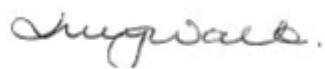

1. **agree** that any inconsistency with section 9.1 Directions 1.5 Rural Lands, 2.2 Coastal Management, 2.3 Heritage Conservation, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land are justified in accordance with the terms of the Directions; and
2. **note** that the inconsistency with section 9.1 Directions 4.4 Planning for Bushfire Protection, and 5.4 Commercial and Retail Development along the Pacific Highway, remain unresolved until further justification has been provided.

It is recommended that the Director, as delegate of the Minister:

1. **note** the planning proposal (**Attachment A**);
2. **determine** that the planning proposal should proceed subject to the following conditions:
 1. The planning proposal should be made available for community consultation for a minimum of 28 days.
 2. Consultation is required with the following public authorities:
 - NSW Rural Fire Service;
 - Transport for NSW; and
 - Department of Primary Industries – Agriculture.
 3. The time frame for completing the LEP is to be 9 months from the date of the Gateway determination.
 4. Given the nature of the planning proposal, Council should be the local plan-making authority.
 5. Prior to public exhibition, the planning proposal is to be amended to:
 - (a) exclude 'Artisan Food and Drink Industries' and 'Rural Function Centres' from land identified as important farmland under the North Coast Regional Plan 2036;
 - (b) correct all errors that refer to seven (instead of 6) amendments being undertaken to the LEP as a result of this planning proposal; and
 - (c) make clear in Part 2 that 'Artisan Food and Drink Industries' and 'Rural Function Centres' will be permitted with consent on land zoned RU2 Rural Landscape only.

3. **sign** the Gateway determination (**Attachment B**) noting that Coffs Harbour City Council is the local plan-making authority and the letter to Council (**Attachment C**).

Director Approval

 12/02/2020 Lucy Walker Acting Manager, Local and Regional Planning Northern Region	 16/2/2021 Jeremy Gray Director, Northern Region Local and Regional Planning
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Assessment officer: Gina Davis
Senior Planner, Northern Region
Phone: 5778 1487

Attachments

Attachment	Title
A	Planning proposal
B	Gateway determination
C	Letter to Council