



Gateway Determination

Planning proposal (Department Ref: PP_2019_MCOAS_002_00): *Glenthorne Employment Area*

I, the Acting Director, Central Coast and Hunter, 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 Greater Taree Local Environmental Plan (LEP) 2010 to rezone four parcels of land from RU1 Primary Production to part B6 Enterprise Corridor, part IN1 General Industrial and part E2 Environmental Conservation zones should proceed subject to the following conditions:

1. Prior to community consultation, Council is to update the planning proposal to:
 - a. include the following studies:
 - i. Flooding and Drainage Assessment;
 - ii. Biodiversity Assessment;
 - iii. Phase 1 Contamination Assessment; and
 - iv. Updated Traffic Assessment.
 - b. include further information regarding the existing rural and agricultural land uses on the site.
2. Development control plan (DCP) provisions for the site should be exhibited concurrently with the planning proposal.
3. 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016).
4. 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:
 - Roads and Maritime Services
 - Office of Environment and Heritage
 - Rural Fire Service
 - Taree Airport
 - Purfleet-Taree Local Aboriginal Land Council
 - Department of Primary Industries – Agriculture.

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.

5. 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).
6. 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.
7. The time frame for completing the LEP is to be 12 months following the date of the Gateway determination.

This 21st day of August 2019.



Greg Sullivan
Acting Director, Central Coast and
Hunter
Planning and Assessment
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces