

Gateway Determination

Planning proposal (Department Ref: PP-2021-4744): to allow a dwelling entitlement in the RU1 Primary Production zone under Schedule 1 Additional Permitted Use.

I, the 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 *Dungog Local Environmental Plan 2014* to allow a dwelling entitlement under Schedule 1 Additional Permitted Use should proceed subject to the following conditions:

1. 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**;
 - (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 and Environment, 2018); and
 - (c) public exhibition is to commence **by 1 December 2021**.
2. Consultation is required with the NSW Rural Fire Service and Department of Primary Industries under section 3.34(2)(d) of the Act. 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 planning proposal.
3. 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).

4. The time frame for completing the local environmental plan is to be **12 months** following the date of the Gateway determination.

Dated 5th day of October 2021.

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal stroke extending to the right.

Dan Simpkins
Director
Central Coast and Hunter Region
Planning and Assessment
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces