

Gateway Determination

Planning Proposal (Department Ref: PP_2017_EUROB_003_00): to implement Council's Rural Lands Strategy and make a number of policy and mapping amendments.

I, the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Eurobodalla Local Environmental Plan (LEP) 2012 to implement Council's Rural Lands Strategy, and make a number of policy and mapping amendments should proceed subject to the following conditions:

1. Prior to undertaking community consultation, the Planning Proposal is to be amended to:
 - include information and mapping that enables clear identification of current and proposed zones and development controls as they apply to all land subject to this Planning Proposal;
 - remove the proposed Amendment Item that seeks to rename the Eurobodalla LEP 2012;
 - clearly identify and discuss the suitability of the new land uses proposed to be made permissible through changes to the land uses tables; and
 - provide land titles for all land that is proposed to be reclassified.

The updated Planning Proposal package is to be provided to the Department of Planning and Environment for approval.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - NSW Office of Environment and Heritage (OEH);



Planning & Environment

- NSW Department of Primary Industries – Agriculture;
- NSW Department of Primary Industries – Fisheries;
- NSW Rural Fire Service (RFS);
- NSW Local Land Services (LLS);
- Local Aboriginal Land Council; and
- NSW Roads and Maritime Services (RMS).

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 56(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 timeframe for completing the LEP is to be **18 months** following the date of the Gateway determination.

Dated 31st day of October 2017.

Anthony Roberts MP
Minister for Planning
Minister for Housing
Special Minister of State