

Gateway Determination

Planning proposal (Department Ref: PP-2021-6399): to rezone part of Lot 499 DP 1258597, 10 Wonga Crescent, Port Macquarie (Blackwood Street extension) for residential and environmental conservation purposes and amend the related development standards

I, the Acting Director, Northern Region 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 Port Macquarie-Hastings Local Environmental Plan (LEP) 2011 to rezone part of Lot 499 DP 1258597, 10 Wonga Crescent, Port Macquarie (Blackwood Street extension) for residential and environmental conservation purposes and amend the related development standards should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) include supporting documents and studies that accurately reflect the revised zoning layout; and
 - (b) replace all references to E2 Environmental Conservation zone with C2 Environmental Conservation.
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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
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:
 - Natural Resource Access Regulator
 - NSW Rural Fire Service
 - Department of Planning, Industry and Environment - Biodiversity and Conservation Division
 - Transport for NSW
 - 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.

4. Prior to finalisation of the plan an approved Koala Plan of Management is to be completed to support 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 time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 15 day of December 2021.



Craig Diss
Acting Director, Northern Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces