

Gateway Determination

Planning proposal (Department Ref: PP-2022-2442): *amend the zoning and minimum lot size to enable large lot residential development at South Arm Road, Urunga*

I, the Director, Northern Region, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bellingen Local Environmental Plan 2010 to amend the zoning and minimum lot size to enable large lot residential development at South Arm Road, Urunga should proceed subject to the following conditions:

Gateway Conditions

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
2. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
 - NSW Rural Fire Service
 - NSW State Emergency Service
 - Department of Planning and Environment (Biodiversity & Conservation Division)
 - Department of Primary Industries (Agriculture)
 - Department of Primary Industries (Fisheries)
 - NSW Crown Lands

Consultation is also required with the following organisations:

- Coffs Harbour & District Local Aboriginal Lands Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal. At least 40 days must be given to Department of Primary Industries (Fisheries) to comment on the 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 EP&A 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 LEP should be completed within 12 months from the date of the Gateway determination.

Dated 14 day of November 2022.

A handwritten signature in black ink, appearing to read 'J. Gray', is positioned above the printed name and title.

Jeremy Gray
Regional Director
Northern Region
Department of Planning and Environment

Delegate of the Minister for Planning