

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-3059):** *Rezone land for Large Lot Residential and Environmental Conservation purposes at Lots 1 and 2 DP 1093448, 218 East Bank Rd, Coramba*

I, the Director, Hunter and Northern Region, at the Department of Planning, Housing and Infrastructure, 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 Coffs Harbour Local Environmental Plan 2013 to rezone land at Lots 1 and 2 DP 1093448, 218 East Bank Road, Coramba, for Large Lot Residential and Environmental Conservation should proceed subject to the following conditions:

The LEP should be completed within 9 months of this Gateway determination.

### Gateway Conditions

1. The planning proposal is to be amended to include an appropriate level of investigation of the site's flood risk and management options, including the level of the PMF event, the level of hazard, potential flood evacuation routes, the time of isolation and compliance with the Department's draft shelter in place guideline.
2. Prior to exhibition and agency consultation, the proposal is to be amended in accordance with condition 1 and submitted to the Department for approval.
3. 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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 Guideline* (Department of Planning and Environment, August 2023).
4. 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 Act:
  - NSW Rural Fire Service
  - Department of Primary Industries (Agriculture)
  - NSW Mining, Exploration and Geoscience
  - Coffs Harbour & District LALC
  - Department of Climate Change, Energy, the Environment and Water (Biodiversity Conservation and Science Division)
  - NSW State Emergency Service

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 working 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).

Dated 5 June 2024

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

**Jeremy Gray**  
**Director, Hunter and Northern Region**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**

Ms Natalia Cowley  
General Manager  
City of Coffs Harbour  
Locked Bag 155  
COFFS HARBOUR NSW 2450

Our ref: PP-2022-3059

Via email: [coffs.council@chcc.nsw.gov.au](mailto:coffs.council@chcc.nsw.gov.au)

Dear Ms Cowley

**Planning proposal PP-2022-3059 to amend Coffs Harbour Local Environmental Plan 2013**

I am writing in response to additional information submitted by the applicant to support the planning proposal PP-2022-3059 to rezone land at 218 East Bank Road, Coramba, for Large Lot Residential and Environmental Conservation purposes.

The Gateway determination dated 5 June 2024 was issued conditional of the following:

- Condition 1: The planning proposal is to be amended to include an appropriate level of investigation of the site's flood risk and management options, including the level of the PMF event, the level of hazard, potential flood evacuation routes, the time of isolation and compliance with the Department's draft shelter in place guideline.
- Condition 2: Prior to exhibition and agency consultation, the proposal is to be amended in accordance with condition 1 and submitted to the Department for approval.

In response to the above requirements a Flood Impact Assessment for the planning proposal dated 13 August 2024 was submitted to the Department on 14 August 2024 for consideration. I have reviewed the Flood Impact Assessment and agree that it provides adequate information for the planning proposal to proceed to the public exhibition and agency consultation stages.

In accordance with the above conditions Council should ensure that the Flood Impact Assessment is clearly referenced within the updated planning proposal and included with the package of documents available for community and agency consultation. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Should you have any enquiries about this matter, please contact me on 6643 6404.

Yours sincerely



22/8/2024

**Carlie Boyd**  
**Senior Planning Officer**  
**Hunter and Northern Region**