

Gateway Determination

Planning proposal (Department Ref: PP-2023-2412): *to rezone certain lands at Monaltrie for large lot residential and environmental conservation purposes and amend associated development standards.*

I, the Executive Director 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* that an amendment to the Lismore Local Environmental Plan 2012 to rezone certain lands at Monaltrie for large lot residential and environmental conservation purposes and amend associated development standards should not proceed for the following reasons:

1. The rezoning of the land for large lot residential purposes is not consistent with the North Coast Regional Plan 2041, Council's Local Strategic Planning Statement or Council's Department approved Growth and Realignment Strategy 2022;
2. The planning proposal is inconsistent or has potentially unresolved inconsistencies with a number of section 9.1 Ministerial Directions;
3. The proposal does not demonstrate the need for additional large lot residential land or justify its location remote from other existing urban or large lot residential areas;
4. The subject land has important environmental and biodiversity attributes, including a known local koala population strong hold with evidence of intergenerational persistence as well as being identified in the North Coast Regional Plan 2041 as containing potential high environmental value land. Insufficient evidence has been provided demonstrating that the proposal will not have a significant adverse environmental impact on a key source koala population or potential high environmental value land; and
5. The proposal has a number of outstanding studies that would be required to support the rezoning which have not yet been prepared or commenced and would not allow completion in a timely manner in accordance with the Department's Local Environmental Plan Making Guideline (August 2023).

Dated 2 May 2024



Tom Kearney
Executive Director
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces