

## Gateway Determination

***Planning proposal (Department Ref: PP-2024-1043): rezone part of the Valla Urban Growth Area and amend the associated development standards.***

I, the Acting Executive Director, Local Planning and Council Support 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 Nambucca Local Environmental Plan 2010 to rezone part of the Valla Urban Growth Area and amend the associated development standards should not proceed for the following reasons:

1. The rezoning of the land is not consistent with the North Coast Regional Plan 2041, Council's Local Strategic Planning Statement or Council's Department approved Nambucca Shire Local Growth Management Strategy Employment Lands;
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 it will benefit the community and the regional economy; and
4. Studies are 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 Click or tap to enter a date.



**Daniel Thompson**  
**Acting Executive Director**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

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