

Mr Bede Spannagle
General Manager
Nambucca Valley Council
PO Box 177
NAMBUCCA HEADS NSW 2447

Our ref: IRF24/1245

Via email: council@nambucca.nsw.gov.au
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Dear Mr Spannagle

Planning proposal PP-2024-1043 to amend Nambucca Local Environmental Plan 2010

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone part of the Valla Urban Growth and amend the associated development controls.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should not proceed.

This decision is made 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).

In particular, I note the Nambucca Local Growth Management Strategy - Employment Lands states any commercial development larger than a neighbourhood centre in the Valla Urban Growth Area will diminish town viability in Nambucca Heads and Macksville and detract from economic growth by diluting public and private investment.

I understand that activation of the Valla Urban Growth Area is a key priority for Council. Should Council wish to pursue the proposal, and following completion of the necessary supporting studies, the Department's Hunter and Northern Region team would be pleased to work through the outstanding issues with the current proposal to enable Council to begin a new proposal.

Should you have any enquiries about this matter, I have arranged for Jenny Johnson to assist you. Ms Johnson can be contacted on 6643 6414.

Yours sincerely



15/8/2024

Daniel Thompson
A/ Executive Director
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Encl: Gateway determination