

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2022-2086): to prohibit caravan parks on land zoned RU2 Rural Landscape and R5 Large Lot Residential

I, the Executive Director, Local and Regional Planning at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 19 July 2022 for the proposed amendment to the Nambucca Local Environmental Plan 2010 as follows:

1. Delete:

“condition 1”

and replace with:

a new condition 1: “Prior to exhibition, the planning proposal is to be updated to:

- amend page 8 to state that manufactured home estates are not permissible on land zoned RE1 Public Recreation pursuant to Schedule 6 clause 6 of SEPP (Housing) 2021;
- include a discussion on the proposal’s consistency with the draft North Coast Regional Plan 2041;
- include a savings provision which identifies that a development application for a caravan park made but not finally determined before the commencement of the LEP amendment must be finally determined as if the plan has not commenced.”

2. Delete:

“condition 2”

and replace with:

a new condition 2: “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, 2022) 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 Guidelines* (Department of Planning and Environment, 2022).

Exhibition must commence within two months following the date of the Gateway Determination Review.”

3. Delete:

“condition 5”

and replace with:

a new condition 5: “The LEP should be completed within six months from the date of the Gateway Determination Review.”

Dated

25th of October 2022



Malcolm McDonald
Executive Director
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning