

PORT MACQUARIE-
HASTINGS COUNCIL

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The Regional Director (North Coast)
Department of Planning
PO Box 9022
GRAFTON NSW 2460

File: 032.2011.00000001.001



PORT MACQUARIE
HASTINGS

Dear Sir

Re: Planning Proposal - Port Macquarie-Hastings Local Environmental Plan 2011 Beechwood Village Expansion (Relates to LEP 2001 Am 74)

Council has resolved under delegation and pursuant to Sections 55 of the *Environmental Planning and Assessment Act 1979*, to commence the preparation of a Planning Proposal.

The purpose of the Planning Proposal is to rectify a drafting error in Port Macquarie-Hastings Local Environmental Plan 2011 as a matter of urgency. The planning proposal has been initiated by Council under delegation and Council is the relevant Planning Authority.

The subject land is located at Beechwood and it had been rezoned in November 2010 pursuant to *Hastings Local Environmental Plan 2001 (Amendment No. 74)*. However, due to a drafting error, the plan has not been incorporated into *Port Macquarie-Hastings LEP 2011* as notified on the NSW Legislation website.

To rectify the error and as a priority, Council requests a Gateway Determination under Section 56 of the *Environmental Planning and Assessment Act, 1979* (the Act) for Port Macquarie-Hastings Local Environmental Plan 2011 (Draft Amendment No.1 for Part Lots 3 & 4 DP831325 Beechwood Road, Beechwood, Part Lot A DP382960, Part Lot 3 DP800211, Lot 5 DP21925 and Part Lot 1 DP789484, Neville Road, Beechwood).

Furthermore, Council requests the Department's assistance in expediting the planning proposal by dispensing with some or all of the conditions precedent to the making of the LEP. In this regard the LEP corrects an obvious error and will not have any significant adverse impact on the environment or adjoining land.

Enclosed are:

- a copy of the Planning Proposal, including replacement map sheets and written responses relating to the Director General's requirements for the justification of the planning proposal; endorsed by the Acting General Manager under the delegation of Council and based on relevant Departmental Circulars
- copy of Hastings Local Environmental Plan 2001 (Amendment No.74) as made
- Copy of s68 Report relating to Amendment No. 74 and Council resolution
- Current Zone and Minimum Lot size provisions
- map cover Sheet in accordance with GIS Technical Requirements for making LEPS, and
- replacement map sheets

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Draft Beechwood

Village

Should you require further information please do not hesitate to contact Leanne Fuller on telephone number 6581 8674, or Email leanne.fuller@pmhc.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Cameron', written over a horizontal line.

Peter Cameron
Manager Strategic Planning

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