



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_PORTM_002_00 (10/16244)
Your ref: 032.2001.00000014.001

Mr Andrew Roach
General Manager
Port Macquarie-Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Dear Mr Roach,

Re: Planning Proposal to rezone land at Ocean Drive and Forest Parkway, Lake Cathie

I am writing in response to your Council's letter dated 6 September 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") to rezone land at Ocean Drive and Forest Parkway, Lake Cathie from Rural 1(a1) and Residential 2(a4) to zones consistent with the Standard LEP format being General Residential, Environmental Conservation and Environmental Management. The subject land is Part Lot 33 DP 803801, Lot 34 DP 803801, Lot 5 DP 594793, Lot 3 DP 706357, Lot 2 DP 706357, Lot 1 DP 255923, Lot 4 DP 255923, Lot 1 DP 1145016 and part Crown Road Reserve.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 1.2 Rural Zones, 1.5 Rural Lands, 3.4 Integrated Land-use and Transport; and 4.3 Flood Prone Land are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Denise Wright of the Regional Office of the Department on 02 6641 6600.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

8/10/10

Gateway Determination

Planning Proposal (Department Ref: PP_2010_PORTM_002_00): to rezone land at Ocean Drive and Forest Parkway Lake Cathie (Part Lot 33 DP 803801, Lot 34 DP 803801, Lot 5 DP 594793, Lot 3 DP 706357, Lot 2 DP 706357, Lot 1 DP 255923, Lot 4 DP 255923, Lot 1 DP 1145016 and part Crown Road Reserve).

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Hastings Local Environmental Plan 2001 to rezone land at Ocean Drive and Forest Parkway, Lake Cathie from Rural 1(a1) and Residential 2(a4) to zones consistent with the Standard LEP format being General Residential, Environmental Conservation and Environmental Management, the subject land being Part Lot 33 DP 803801, Lot 34 DP 803801, Lot 5 DP 594793, Lot 3 DP 706357, Lot 2 DP 706357, Lot 1 DP 255923, Lot 4 DP 255923, Lot 1 DP 1145016 and part Crown Road Reserve, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and
 - (b) the relevant planning 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 section 4.5 of *A Guide to Preparing LEPs* (Department of Planning 2009).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Environment, Climate Change and Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated

8th

day of

October

2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning