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Department Generated Correspondence (Y)

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Our ref: PP_2011_PORTM_004_00 (11/18088)
Your ref:

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

Dear Mr Roach,

Re: Planning proposal to correct an error by removing the minimum lot size within the B4 Mixed Use, E2 Environmental Conservation and E3 Environmental Management Zones within the Area 14-1B Urban Release Area at Lake Cathie

I am writing in response to your Council's correspondence dated 5 October 2011 in respect of the planning proposal to correct an error by removing the minimum lot size within the B4 Mixed Use, E2 Environmental Conservation and E3 Environmental Management Zones within the Area 14-1B Urban Release Area at Lake Cathie

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

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination. As it has been determined that this is a minor amendment, the Department will commence drafting the instrument immediately. The Regional Planning Team will remain your principal contact on this matter and will be able to advise on the progress of the draft LEP.

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 6603.

Yours sincerely,

13/10/11
Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_PORTM_004_00): to correct an error by removing the minimum lot size within the B4 Mixed Use, E2 Environmental Conservation and E3 Environmental Management Zones within the Area 14-1B Urban Release Area at Lake Cathie

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Port Macquarie-Hastings Local Environmental Plan 2011 to correct an error by removing the minimum lot size within the B4 Mixed Use, E2 Environmental Conservation and E3 Environmental Management Zones within the Area 14-1B Urban Release Area at Lake Cathie, should proceed subject to the following conditions:

1. No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be 3 **months** from the week following the date of the Gateway determination.

Dated 13th day of October 2011.



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