



Mr Tony Hayward
General Manager
Port Macquarie Hastings Council
PO BOX 84
PORT MACQUARIE NSW 2444

Our ref: PP_2013_PORTM_007_00 13/10521
Your ref: PP2911-13.1

Dear Mr Hayward

Planning Proposal to amend Port Macquarie Hastings Local Environmental Plan 2011

I am writing in response to your Council's letter dated 23 August 2013 submitting the revised Planning Proposal PP_2013_PORTM_007_00 which now seeks to reduce the minimum lot size to 4,000sqm for certain land zoned R5 Large Lot Residential.

As delegate of the Minister for Planning and Infrastructure, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, I have amended the Gateway Determination dated 8 July 2013 for PP_2013_PORTM_007_00.

The Gateway Determination is amended to apply a minimum 4,000sqm lot size for certain land zoned R5 Large Lot Residential at Beechwood. The Planning Proposal is due for completion by 15 January 2014. Attached is the amended Gateway Determination along with a revised Written Authorisation to Exercise Delegation for the proposal.

I note that the Planning Proposal was publicly exhibited from 19 July 2013 until 12 August 2013. In the circumstances no further public exhibition is necessary.

Should you have any queries in regard to this matter, please contact Denise Wright of the regional office of the department on (02) 66416603.

Yours sincerely


Stephen Murray
Regional Director
Northern Region

30 August 2013
Planning Operations and Regional Delivery



Gateway Determination (amended)

Planning proposal (Department Ref: PP_2013_PORTM_007_00): to amend the minimum lot size for land zoned RU5 Village and certain land zoned R5 Large Lot Residential at Beechwood.

I, the Regional Director, Northern Region at the Department of Planning and Infrastructure 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 Local Environmental Plan (LEP) 2011 to reduce the minimum lot size for land zoned RU5 Village to 450sqm and reduce the minimum lot size to 4000sqm for certain land zoned R5 Large Lot Residential at Beechwood, 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 is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **14 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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)*.
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 LEP is to be completed by 15 January 2014.

Dated

30th

day of

August

2013.



**Stephen Murray
Regional Director
Northern Region**

**Planning Operations and Regional Delivery
Department of Planning and Infrastructure**

**Delegate of the Minister for Planning and
Infrastructure**



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Port Macquarie Hastings Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_PORTM_007_00	Planning proposal (Amendment No 27) to reduce the minimum lot size to 450sqm for land zoned RU5 Village and reduce the minimum lot size to 4,000sqm for certain land zoned R5 Large Lot Residential at Beechwood.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 30th August 2013

Stephen Murray
Regional Director
Northern Region
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2013_PORTM_007_00
Date Sent to Department under s56	21/06/2013
Date considered at LEP Review Panel (if applicable)	04/07/2013
Gateway determination date (amended)	30/08/2013

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: