

**PORT MACQUARIE-
HASTINGS COUNCIL**

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**PORT MACQUARIE
HASTINGS**

22 January 2016

Council ref: PF2015.00000007.001

General Manager, Northern Region
Department of Planning & Environment
northcoast@planning.nsw.gov.au

Dear Sir

Received
22 JAN 2016
16/02289
Northern Region

**Submission of Planning Proposal for Section 56 Gateway Determination – LEP
administrative refinements, Amendment No 38**

Council has prepared a planning proposal under section 55 of the *Environmental Planning and Assessment Act 1979*, to amend *Port Macquarie-Hastings LEP 2011*. Council now seeks a gateway determination under section 56 of the Act.

Council does not seek the use of section 73A of the Act to expedite processing of the planning proposal.

Council seeks to use the delegation of plan-making functions described in the Department's Circular PS12-006. Delegation would be exercised by the General Manager or Director of Development and Environment Services.

Enclosed are copies of:

- The report to, and resolution of, Council relating to this planning proposal.
- The planning proposal, prepared in accordance with Department's "A Guide to Preparing Planning Proposals".
- The Evaluation Criteria for the Delegation of Plan Making Functions.

Note that the report listed 10 Issues, though the Council resolution only supported action on Issues 1-4 and 6-9. Within the Planning Proposal these are numbered 1 to 8.

Your advice is sought in relation to how to handle supporting mapping. At present it is intended to simply use the mapping as included in the Planning Proposal up until final Council review. Prior to finalisation your instructions will be sought on the appropriate format and process to use if the changeover to the Planning Portal system is incomplete. Is this acceptable?

Further, with some Issues, there is flexibility with the manner in which the objective is to be achieved. It is preferred to identify the proposed manner prior to further consultation, as this can aid in identifying any unintended consequences. Your advice is also sought in relation to:

- Issue 3 - the relevant area is small on an LEP map at a scale of 1:80,000. It is proposed to apply a local provision, rather than have a small feature with a Code of X2 (8000 sq m) which could permit erection of a dwelling.
- Issue 8 - given the proposed future urban release for this land, it is considered that a minimum lot size of 10 Ha is acceptable. If subdivided to this size (which is not intended) this is unlikely to compromise future urban subdivision.

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Should you require further information please do not hesitate to contact the undersigned on telephone number 6581 8529, or email stephen.nicholson@pmhc.nsw.gov.au, quoting Council's reference.

Yours faithfully

Stephen Nicholson
Senior Strategic Planner

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