



Mr Craig Swift-McNair
General Manager
Port Macquarie Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Our ref: PP_2016_PORTM_003_00 (16/11080)
Your ref: PP2015.2.1

Attention: Steve Schwartz

Dear Mr Swift-McNair

**Planning Proposal PP_2016_PORTM_003_00 – Alteration of Gateway
Determination**

I refer to your letter of 3 November 2016 in relation to revisions to Planning Proposal PP_2016_PORTM_003_00 to rezone land and amend development standards at Rainbow Beach Precinct C, Lake Cathie-Bonny Hills.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 2 September 2016 for PP_2016_PORTM_003_00. The Alteration of the Gateway Determination is enclosed.

If you have any questions regarding this matter, I have arranged for Mr Jon Stone, of the Department's Northern Office to assist you. Mr Stone may be contacted on (02) 6701 9688.

Yours sincerely

 14 December 2016

Craig Diss
Acting Director Regions, Northern
Planning Services

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Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_PORTM_003_00)

I, the Acting Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 2 September 2016 for the proposed amendment to the Port Macquarie Hastings Local Environmental Plan 2011 as follows:

1. Delete condition 1:

"1. Prior to public exhibition, the planning proposal shall be amended to:

- a. include reference to the land being rezoned to B4 Mixed Use in the Background and anywhere else as required to be consistent with Part 4 of the proposal; and
- b. rectify the following mapping errors:
 - 40ha minimum lot size is to be applied to all land proposed to be zoned E3 Environmental Management;
 - no height of building standard is to be applied to land proposed to be zoned E3 Environmental Management; and
 - no floor space ratio standard is to be applied to land proposed to be zoned E3 Environmental Management."

2. Insert new condition 6:

"6. Further community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- a. the planning proposal 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 A Guide to Preparing LEPs (Department of Planning and Environment 2016)."

Dated 14 day of December 2016



Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning