



Mr Brian Bell
General Manager
Lake Macquarie City Council
Box 1906
Hunter Reg Mail Ctr NSW 2310

Our ref: PP_2014_LAKEM_004_00 (14/20176)

Attention: Karen Partington

Dear Mr Bell

Planning Proposal to Amend Lake Macquarie Local Environmental Plan 2014

I refer to Council's Planning Proposal for the introduction of short-term rental accommodation provisions into Lake Macquarie Local Environmental Plan (LEP) 2014.

On 19 April 2017, the NSW Government released its response to the final report of the Parliamentary Inquiry into the Adequacy of Regulation of Short Term Holiday Letting. It is now intended to release an options paper on potential regulatory approaches to short term holiday letting for community consultation. It is expected this options paper will be released in the near future.

I appreciate the regulation of short term rental accommodation is an important issue for Council and the Lake Macquarie community. It is an equally important issue across many other parts of New South Wales and therefore any regulatory provisions must be carefully considered and consistent across the State.

I note that the timeframe to complete the proposal has lapsed and also Council's recent resolution to defer the progress of the proposal until this state-wide review is complete. Accordingly, I have determined, as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act), to alter the respective Gateway determinations to extend these completion time frames. This will make the proposal due on 11 May 2018. The Alteration of Gateway determination is enclosed.

Consequently, I have also determined to revoke the written authorisation of delegation to Council dated 17 December 2014 for PP_2014_LAKEM_004_00, which allowed Council to exercise the plan making functions of the Minister under section 59 of the Act. This has the effect that any decision by Council to have the LEP amendment finalised will need to be referred to the Department for a final determination.

If you have any questions in relation to this matter, I have arranged for Ms Monica Gibson, Director, Hunter and Central Coast to assist you. Ms Gibson can be contacted on 4904 2708.

 17 May 2017
Stephen Murray
Executive Director, Regions
Planning Services