



Our ref: PP_2014_GLAKE_007_00 (14/19829)
PP_2015_GLOUC_001_00 (15/11219)

Mr Glenn Handford
Interim General Manager
Mid-Coast Council
PO Box 450
Forster NSW 2428

Attention: Roger Busby

Dear Mr Handford

**Planning Proposals to Amend Gloucester Local Environmental Plan 2010 and
Great Lakes Local Environmental Plan 2014**

I refer to Council's request for the finalisation of the proposed amendments to the Great Lakes and Gloucester local environmental plans (LEPs) which relate to short-term rental accommodation.

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.

To ensure that Council's approach to the regulation of short term rental accommodation is not inconsistent with the finalised approach, I have decided to defer making a decision on whether to proceed with Planning Proposals PP_2014_GLAKE_007_00 and PP_2015_GLOUC_001_00, until this approach has been finalised.

I appreciate the regulation of short term rental accommodation is an important issue for Council and the Mid-Coast 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 each proposal has lapsed, so 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 PP_2014_GLAKE_007_00 due on 17 May 2018 and PP_2015_GLOUC_001_00 due on 11 May 2018. The Alteration of Gateway determinations are enclosed.

Consequently, I have also determined to revoke the written authorisations of delegation to Council dated 10 December 2014 for PP_2014_GLAKE_007_00 and 4 September 2015 for PP_2015_GLOUC_001_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 amendments finalised will need to be referred to the Department for a final determination.

I note that Planning Proposal PP_2015_GLOUC_001_00 consists of two parts, being the short-term rental accommodation component and the holding of public events component and understand if Council would like to pursue the LEP amendments separately.

If Council would like to explore this option or discuss any of the matters above, please contact Mr Trent Wink, Senior Planning Officer at the Department's Newcastle office on (02) 4904 2716.

 17 May 2017
Stephen Murray
Executive Director, Regions
Planning Services



Alteration of Gateway determination

Planning Proposal (Department Ref: PP_2015_GLOUC_001_00)

I, the Executive Director, Regions, 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 4 September 2015 (as altered) for the proposed amendment to the Gloucester Local Environmental Plan 2010 as follows:

1. Delete condition 7 and insert:

7. The LEP is to be completed by 11 May 2018.

Dated 17th day of May 2017


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



Alteration of Gateway determination

Planning Proposal (Department Ref: PP_2014_GLAKE_007_00)

I, the Executive Director, Regions, 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 10 December 2014 (as altered) for the proposed amendment to the Great Lakes Local Environmental Plan 2014 as follows:

1. Delete condition 4 and insert:

4.. The LEP is to be completed by 17 May 2018.

Dated 17th day of May 2017

A handwritten signature in black ink, appearing to read 'Stephen Murray'.

Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning