



Mr Glen Handford
Interim General Manager
MidCoast Council
PO Box 450
FORSTER NSW 2248

Our ref: 15/08967
Your ref: SP-PP-24

Att: Alexandra Macvean

Dear Mr Handford

Planning Proposal PP_2015_GLAKE_005 – Alteration of Gateway Determination

I refer to your letter of 21 June 2016 in relation to revisions to the Planning Proposal PP_2015_GLAKE_005 to discontinue part of the planning proposal dealing with minimum lot sizes at Smiths Lake.

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 27 August 2015 for PP_2015_GLAKE_005 (as altered). The Alteration of the Gateway determination and amended written authorisation to Exercise Delegation are enclosed.

The Gateway Determination has been altered to enable the above planning proposal to proceed subject to removal of part of the planning proposal relating to 'clause 4.1A – exceptions to minimum lot size for certain residential development, within the Zone RU5 Village of Smiths Lake'.

If you have any questions in relation to this matter, I have arranged for Ms Susan Blake to assist you. Ms Blake can be contacted on (02) 4904 2720.

Yours sincerely

12/7/2016
Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services

Encl: Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_GLAKE_005)

I, Director Regions, Hunter and Central Coast 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* ("EP&A Act") to alter the Gateway determination dated 27 August 2015 (as since altered) for the proposed amendment to the *Great Lakes Local Environmental Plan 2014* as follows:

1. Amend the proposal description in the paragraph preceding condition 1 of the Gateway Determination from:

I, General Manger, Hunter and Central Coast Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Great Lakes Local Environmental Plan (LEP) 2014 to insert new clauses relating to boundary realignment, minimum subdivision lot sizes for certain split zones, amend the existing ecological protection subdivision clause, and amend clause 4.1A – Exception to minimum lot size for certain residential development, within the Zone RU5 Village of Smiths Lake, should proceed subject to the following conditions:

to:

I, Director Regions, Hunter and Central Coast Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* ("the EP&A Act") that an amendment to the *Great Lakes Local Environmental Plan (LEP) 2014* to insert new clauses relating to boundary realignment, minimum subdivision lot sizes for certain split zones, and amend the existing ecological protection subdivision clause, should proceed subject to the following conditions:

Dated 12th day of July 2016.



Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

MidCoast Council is authorised to exercise the functions of the Minister for Planning 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_2015_GLAKE_005	Planning proposal to insert new clauses into <i>Great Lakes Local Environmental Plan 2014</i> relating to boundary realignment, minimum subdivision lot sizes for certain split zones, and amend the existing ecological protection subdivision clause.

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

Dated 12th July 2016

Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services
Department of Planning and Environment