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Our ref: PP_2014_GLAKE_001_00 (14/08465)

Mr Glenn Handford
General Manager
Great Lakes Council
PO Box 450
FORSTER NSW 2428

Dear Mr Handford,

Planning proposal to amend Great Lakes Local Environmental Plan 2014

I am writing in response to your Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 (the Act) in respect of the planning proposal to identify additional areas on the Coastal Risk Planning Map, in accordance with the Great Lakes Coastal Hazard Study (2013) and minor amendments to the existing Coastal Risk Planning Map for Bluey's, Boomerang and Jimmy's beaches.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's proposal and have decided not to issue an authorisation for Council to exercise delegation in this case. This is due to the possible need for further State Government consideration of the proposal prior to finalisation.

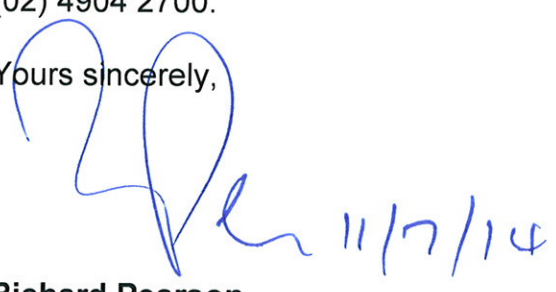
I understand that Council has commenced preparation of coastal zone management plans for Bluey's, Boomerang and Jimmy's beaches in addition to preparing management plans for the remainder of the coastline. Council is commended for the progress made to date, and should include the relevant coastal zone management plans with the planning proposal for exhibition purposes.

The amending Local Environmental Plan is to be finalised within 12 months of the week following the date of the Gateway determination as requested by Council. Council's request for the Department of Planning and Environment to draft and finalise the Local Environmental Plan should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Dylan Meade of the Department's regional office to assist you. Mr Meade can be contacted on (02) 4904 2700.

Yours sincerely,



Richard Pearson
Deputy Secretary
Growth Planning

Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2014_GLAKE_001_00): to amend the Coastal Risk Planning Maps, in accordance with the Great Lakes Coastal Hazard Study 2013.

I, the Deputy Secretary, Growth Planning 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 Act) that an amendment to the Great Lakes Local Environmental Plan 2014 to identify additional areas on the Coastal Risk Planning Maps, in accordance with the Great Lakes Coastal Hazard Study (2013) and minor amendments to the existing Coastal Risk Planning Maps for Bluey's, Boomerang and Jimmy's beaches should proceed subject to the following conditions:

1. Council is to place the draft Coastal Risk Planning Maps and the Great Lakes Coastal Hazard Study (2013) on public exhibition with the planning proposal. The planning proposal is to be exhibited concurrently with the exhibition of the coastal zone management plans for the affected beaches.
2. Prior to undertaking public exhibition, Council is to update the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of *A Guide to Preparing Planning Proposals*. The project timeline is to provide a mechanism to monitor the progress of the planning proposal.
3. 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 **28 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 section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Environment 2013)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Office of Environment and Heritage
 - State Emergency Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



6. The timeframe for completing the Local Environmental Plan is to be **12 months** from the week following the date of the Gateway determination.

Dated

11

day of

July

2014.

Richard Pearson
Deputy Secretary
Growth Planning

Delegate of the Minister for Planning