



Mr Adrian Panuccio
General Manager
MidCoast Council
PO Box 450
FORSTER NSW 2428

Attention: Richard Pamplin

Dear Mr Panuccio

Planning proposal PP_2019_MCOAS_002_00 to amend Greater Taree Local Environmental Plan 2010

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 1 July 2019 in respect of the planning proposal to rezone four parcels of land adjoining the Manning River Drive Employment Precinct from RU1 Primary Production to part B6 Enterprise Corridor, part IN1 General Industrial and part E2 Environmental Conservation zones.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones and 4.1 Acid Sulfate Soils are justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions, 1.2 Rural Zones, 1.5 Rural Lands, 2.1 Environmental Protection Zones, 3.5 Development Near Licenced Aerodromes, 4.3 Flood Prone Land, 4.4 Planning for Bushfire Protection and 5.10 Implementation of Regional Plans. Council should ensure this occurs prior to the plan being made.

It is noted that the proposal notes that a number of other studies that will be prepared to support the proposal including Stormwater Management Strategy, Water and Sewer Serving Strategy and geotechnical surveys and Council is encouraged to undertake these studies to inform future development on the site.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Andrew Hill to assist you. Andrew can be contacted on (02) 8275 1354.

Yours sincerely



21/8/19

Greg Sullivan
Acting Director, Central Coast and Hunter
Planning and Assessment

Encl: Gateway determination
Authorised plan-making reporting template