



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

Dear Mr Panuccio

Planning proposal PP_2018_MCOAST_005_00 to amend the Greater Taree Local Environmental Plan 2010, Great Lakes Local Environmental Plan 2014 and Gloucester 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 6 May 2019 and 28 June 2019 in respect of the planning proposal to prohibit innominate uses in the Greater Taree Local Environmental Plan (LEP) 2010 R1 General Residential zone and to introduce a local provision for manufactured home estates in the Greater Taree LEP 2010, Great Lakes LEP 2014 and Gloucester LEP 2010.

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.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 3.1 Residential Zones, 3.2 Caravan Parks and Manufactured Home Estates and 5.10 Implementation of Regional Plans. Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. 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. However, as the Department is reviewing the regulatory framework for manufactured home estates, Council is to ensure that the planning proposal is updated to reflect any proposed changes or guidelines before the plan is finalised. A Gateway determination alteration may be required.

The amending LEP is to be finalised within nine 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 Mr Ben Holmes to assist you. Mr Holmes can be contacted on 4904 2709.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Monica Gibson', written in a cursive style.

4/10/2019

Monica Gibson

**Acting Executive Director, Local and Regional Planning
Planning and Assessment**

Encl: Gateway determination
Authorised plan-making reporting template