



Regional Director Hunter Region  
Department of Planning and Environment  
PO Box 1226  
NEWCASTLE NSW 2300

Our Reference: SP-PP-14

Contact: Ms A Macvean  
Telephone: 6591 7348

2 March 2015

Dear Sir/Madam,

**Re: Request for Extension of Time to Finalise Planning Proposal to Amend Great Lakes Local Environmental Plan 2014 Coastal Risk Planning Area Maps**

Council has prepared and is processing a Planning Proposal to amend the Coastal Risk Planning Area Maps in Great Lakes Local Environmental Plan 2014.

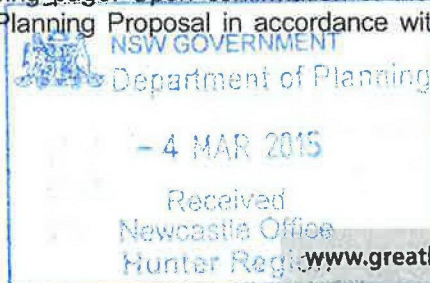
The Planning Proposal has been progressed in accordance with the Gateway Determination of the Department of Planning and Environment issued on 11 July 2014. A copy of the Determination is attached.

It is requested that the Gateway Determination timeframe for completion be extended from 11 July 2015 to 30 October 2015.

The extension is requested:

- due to delays in the Draft Great Lakes Coastal Zone Management Plan project associated with combining the previously separate Great Lakes Beaches and Bluey's Beach & Boomerang Beach projects;
- to reflect the extended public exhibition period required over Christmas - New Year for the Great Lakes Beaches Options Report;
- to reflect the amended Draft Jimmy's Beach Coastal Zone Management Plan project to accommodate a pre-exhibition review by the NSW Coastal Panel as directed by the Minister for the Environment;
- to reflect the amended Draft Jimmy's Beach Coastal Zone Management Plan project to accommodate the 30 June 2015 NSW coastal hotspot CZMP certification deadline issued by the Minister for the Environment;
- to accommodate a Great Lakes Councillor Coastal Workshop with industry experts on 10 March 2015;
- to reflect the extended public exhibition period required over the Easter school holiday period for the Planning Proposal, Draft Coastal Zone Management Plans and Draft Amendments to Coastal Risk provisions in the Great Lakes Development Control Plan;
- to ensure appropriate consideration of public and agency submissions; and
- to accommodate work program commitments and reporting timelines within Council.

The Project Timeline is provided on the following page. Upon confirmation of the extension, the Project Timeline will be incorporated into the Planning Proposal in accordance with the Gateway Determination.



Should you require any further information please do not hesitate to contact Ms Alexandra Macvean on (02) 6591 7348 or email [alexandra.macvean@greatlakes.nsw.gov.au](mailto:alexandra.macvean@greatlakes.nsw.gov.au).

Yours faithfully



Alexandra Macvean  
Senior Strategic Land Use Planner  
Planning and Environmental Services

## PART 5 - PROJECT TIMELINE

In accordance with DP&E guidelines the following timeline is provided which includes the tasks deemed necessary for the making of this local environmental plan.

Task	Responsibility	Timeframe	Date
Adoption of amendments to LEP 2014 Coastal Risk Planning Area Maps	Great Lakes Council		April 2014
Planning Proposal Lodged with Dept. Planning & Environment for Gateway Determination	Great Lakes Council		June 2014
Gateway Determination	Minister for Planning and Infrastructure	4 weeks	July 2014
Great Lakes Beaches and Bluey's/Boomerang Beaches Coastal Zone Management Plan projects combined	Great Lakes Council		August - October 2014
Great Lakes Beaches Options Report exhibited	Great Lakes Council	9 weeks 3 information sessions	December 2014 - February 2015
NSW Office of Environment & Heritage & NSW Coastal Panel review of Draft Jimmy's Beach Coastal Zone Management Plan prior to exhibition	Great Lakes Council NSW Office of Environment & Heritage		January 2015
Finalisation of Draft Coastal Zone Management Plans for exhibition with Planning Proposal in accordance with Gateway Determination	Great Lakes Council		February 2015
Great Lakes Councillor Coastal Workshop	Great Lakes Council		March 2015
Draft Coastal Zone Management Plans adopted for exhibition with Planning Proposal	Great Lakes Council		March 2015

Task	Responsibility	Timeframe	Date
Draft Amendments to Development Control Plan adopted for exhibition with Planning Proposal	Great Lakes Council		March 2015
Public exhibition of Amended Planning Proposal, Draft Studies and Draft DCP Provisions	Great Lakes Council	Minimum 28 days (DPE) 6 weeks (GLC) with 5 Information Sessions	March - April 2015
Consultation with Public Authorities in accordance with Gateway Determination	Great Lakes Council	6 weeks	March - April 2015
Adopt Jimmy's Beach Coastal Zone Management Plan	Great Lakes Council	NSW Office of Environment & Heritage deadline 30 June 2015	June 2015
Adopt Amended Planning Proposal, Great Lakes Coastal Zone Management Plan and DCP Provisions	Great Lakes Council		August 2015
Planning Proposal Lodged with Dept. Planning and Environment to be made	Great Lakes Council		September 2015
Making of local environmental plan	Minister for Planning and Infrastructure	6 – 8 weeks	October 2015



## Planning & Environment

Contact: Dylan Meade  
Phone: (02) 4904 2700  
Fax: (02) 4904 2701  
Email: [Dylan.Meade@planning.nsw.gov.au](mailto:Dylan.Meade@planning.nsw.gov.au)  
Postal: PO Box 1226, Newcastle NSW 2300

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).



## Planning & Environment

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.

A handwritten signature in black ink, appearing to read "Richard Pearson".

**Richard Pearson**  
**Deputy Secretary**  
**Growth Planning**

**Delegate of the Minister for Planning**