



Mr Steve Embry  
Acting General Manager  
MidCoast Council  
PO Box 482  
TAREE NSW 2430

Attention: Lisa Schiff

Dear Mr Embry

**Planning proposal PP\_2018\_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) in respect of the planning proposal to rezone land at No.353, 423, 441, 443, 445, 461, 461A, 463 & 465 Kolodong Road, Taree.

As delegate of the Minister for Planning, I have now determined 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 (Direction 1.2 Rural Zones and Direction 1.5 Rural Lands) are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of other section 9.1 Directions such as Direction 1.3 Mining, Petroleum Production and Extractive Industries, Direction 2.1 Environmental Protection Zones, Direction 2.3 Heritage Conservation and Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.

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 18 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 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning 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 further enquiries about this matter, I have arranged for Mr Trent Wink to assist you. Mr Wink can be contacted on 02 4904 2700.

Yours sincerely

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

3/4/2018

**Monica Gibson**  
**Director Regions, Hunter**  
**Planning Services**

Encl: Gateway Determination  
Local plan-making authority reporting template