

12 August 2016

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

Ref: 17.2016.3.1
Enquiries: Aaron Kelly

Attention: Mr. Trent Wink

Dear Sir

**Planning Proposal to amend *Gloucester Local Environmental Plan 2010* -
Draft General Amendment No. 4**

The Gloucester Office of Midcoast Council has prepared a Planning Proposal to amend the *Gloucester Local Environmental Plan 2010*, detailed in three (3) parts as follows:

- Seeking to permit Eco-Tourist Facilities in the RU1 Primary Production Zone and the insertion of Standard Instrument Clause 5.13.
- The insertion of a new Clause 6.6 which aims to restrict certain development in Rural and Environmental Protection Zones on lots without entitlement ion to which to place a dwelling.
- The insertion of a new Clause 4.1A which allows certain Boundary Adjustments in Rural and Environmental Protection Zones which do not meet the minimum lot size as specified in the minimum lot size map.

Accordingly, please find attached the Planning Proposal Report detailing the Planning Proposal in full including the Council Resolutions for the proposed amendments to the LEP included in the Report attachments.

The Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant NSW Department of Planning and Environment Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Council formally requests a Gateway Determination in accordance with section 56 of the EP & A Act for the draft amendment and authorisation to exercise its plan making delegations for this Planning Proposal.

Should you require any further information, please do not hesitate to contact Council's Urban and Regional Planner, Aaron Kelly, on (02) 6538 5232.

Yours faithfully



Aaron Kelly

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Encl.

- Planning Proposal to amend the Gloucester LEP 2010 – Draft General Amendment No. 4 (dated August 2016)

Emailed to: hunter@planning.nsw.gov.au