



PNC002828



MidCoast
Council

SP-PP-28

Ms Monica Gibson
Director Regions, Hunter Central Coast
Department of Planning and Environment
PO Box 1226
NEWCASTLE NSW 2300

Contact:
Telephone:

Ms A Macvean
6591 7348

9 January 2017

Dear Ms Gibson,

Planning Proposal - Land Adjoining Palms Oasis Caravan Park

Council has prepared a *Planning Proposal - Land Adjoining Palms Oasis Caravan Park* to amend Great Lakes LEP 2014 which has the intent of:

- a) Amending Land Zoning, Minimum Lot Size and Floor Space Area maps affecting Lot 1 DP 653396, Lot 83 DP 753168 & Lots 427 DP 861736 The Lakes Way, Pacific Palms; and
- b) Facilitating a Planning Agreement for the permanent protection of approximately 60 hectares of ecologically sensitive land within the existing E2 Environmental Conservation zone of Lot 1 DP 653396, Lot 83 DP 753168 and Lot 427 DP 861736 The Lakes Way, Pacific Palms.

In summary, the proposal seeks to:

- enable the expansion of an existing caravan park on adjoining land;
- excise an allotment of approximately 2 hectares for the purposes of a caravan park and associated bushfire asset protection areas from environmentally sensitive lands;
- excise an allotment of approximately 1.5 hectares containing an existing dwelling house and associated bushfire asset protection areas from environmentally sensitive lands; and
- permanently protect approximately 60 hectares of environmentally sensitive and ecologically significant lands as a development off-set, via a planning agreement.

The enclosed Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the recently updated guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

It is requested that the Planning Proposal be forwarded to the LEP Review Panel for a gateway determination under section 56 of the Act.

In this instance MidCoast Council does not request authorisation from the Department to exercise its delegation for this planning proposal, as the permanent protection mechanism may include the dedication of land to Council and this may be considered to create a conflict of interest.

Council has undertaken pre-lodgement consultation with both the Department of Planning & Environment and the NSW Office of Environment & Heritage. Consultation with these and any other relevant agencies will continue in accordance with the conditions of a Gateway Determination.

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midcoast.nsw.gov.au

Great Lakes Region
Forster 4 Breese Parade
PO Box 450 Forster 2428
council@greatlakes.nsw.gov.au
(02) 6591 7222

Gloucester Region
Gloucester 89 King Street
PO Box 11 Gloucester 2422
council@gloucester.nsw.gov.au
(02) 6538 5250

Manning Region
Taree 2 Pulteney Street
PO Box 482 Taree 2430
tareecouncil@gtcc.nsw.gov.au
(02) 6592 5399

Should you require any further information, please contact me on 6591 7348 or alexandra.macvean@midcoast.nsw.gov.au.

Yours faithfully



Alexandra Macvean
Senior Strategic Planner
Planning & Environmental Services

Encl. Attachment 1 - Planning Proposal – Land Adjoining Palms Oasis Caravan Park