

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

Our Reference: SP-PP-28
Your Reference: PP_2016_MCOAS_003
(17/01684)

Contact: Ms A Macvean
Telephone: 6591 7348

30 January 2019

Dear Ms Gibson,

Planning Proposal - Land Adjoining Palms Oasis Caravan Park

Council has prepared and is processing 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 Planning Proposal has been completed in accordance with the conditional Gateway Determination dated 6 February 2017; and alterations and extension of time issued on 26 July 2018.

The Planning Proposal and associated Planning Agreement were recommended for approval and completion at the Council meeting on 28 November 2018 however the matter was deferred for an additional Council workshop. Regrettably, as a result of the Council meeting schedule this has resulted in additional delays to completion of the project and the 13 February 2019 deadline will not be achieved.

Council requests that the Department grant a three (3) month extension of time from the date of this letter to facilitate appropriate consideration of the Planning Proposal and Planning Agreement by the elected Council.

Upon confirmation of the extension, the amended Project Timeline detailed below, will be incorporated into the Planning Proposal.



MidCoastCouncil



@MidCoastCouncil



MidCoast Council

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| Task | Responsibility | Timeframe | Date (approximate) |
|---|--|-----------------|----------------------------|
| Council resolution to support the Planning Proposal | Council | - | December 2016 |
| Lodgement of Planning Proposal for Gateway Determination | Council | - | December 2016 |
| Gateway Determination Issued | Minister for Planning | - | February 2017 |
| Consultation with Public Authorities in accordance with Gateway Determination | Council | Minimum 21 days | October - November 2017 |
| Public exhibition of Planning Proposal | Council | Minimum 28 days | October - November 2017 |
| Additional information in response to public authority submission | Applicant and Council | | February - August 2018 |
| Report to Council | Council | - | November 2018 - March 2019 |
| Lodgement of Planning Proposal (with any amendments as a result of submissions) | Council | - | April 2019 |
| Making of local environmental plan | Minister for Planning and Infrastructure | 6 – 8 weeks | May - June 2019 |

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