

Enquiries

Please ask for Sharon Pope

Direct 02 6549 3868

Our reference

Your reference PP-2024-732

18 November 2024

Mr Craig Diss
A/Director Local Planning and Council Support
Department of Planning, Housing and Infrastructure
6 Stewart Avenue
NEWCASTLE WEST NSW 2302

Attention: Stacey Stephens

Dear Mr Diss,

Planning Proposal PP- 2024-732 – Request for Gateway Alteration

I refer to the Gateway determination dated 13 June 2024, which aims to facilitate additional permitted uses on three key sites.

A Gateway alteration is requested to PP-2024-732 (PP) to clarify that “Industry” as well as “Rural Industry” will become permissible with consent, extend the completion timeframe and correctly reference this PP in the Gateway determination and accompanying letter. Specific details are provided below:

Permissible Land Uses

It is requested that Condition No.1 be amended to clarify that the intention of the PP is to make “Industry” as well as “Rural Industry” permissible with consent on the three key sites.

This is consistent with Council’s resolution dated 23/4/2024 and corrects the anomaly in the draft planning proposal dated 27 May 2024 submitted for Gateway determination. The proponent is supportive of making both land uses permissible with consent.

The enclosed PP, dated 18 November 2024, has been updated to justify the proposed amendment against the strategic direction of the Hunter Regional Plan 2024, Minister’s section 9.1 Directions and other relevant planning considerations. Broadening permissible land uses should facilitate employment generating activities to support the renewable energy transition.

Revised Timeline

Council requests a 6-month extension to complete the PP, making it due on 13 June 2025. Completing this PP within 12 months is consistent with the Department’s benchmarks for LEP amendments categorised as “Standard” under the LEP Plan Making Guidelines. An updated timeline is provided in the enclosed PP.

The exhibition of the PP has been delayed by the time taken by the proponent to address the Gateway condition No.1(b). The proponent advises that the preliminary contamination assessment (PCA) will be submitted this week, but it will need to remain confidential until it is approved by Treasury, which normally takes 2-3 weeks. A longer exhibition period may be required, if it is exhibited over the Christmas period.

Reference Corrections

Council requests that the Gateway determination and accompanying letter be updated to reference to the correct PP No. 2024-732.

If you have any questions in relation to this matter, please contact Mr Trent Wink, Specialist Planning Manager on (02) 49042716 or myself on 6549 3868.

Regards

A handwritten signature in dark ink, appearing to be 'SP', written in a cursive style.

Sharon Pope
Executive Manager Environment and Planning