

Urban Planning  
Reference: PP2019/001\_00  
Phone: 02 4974 2893



21 April 2021

Dan Simpkins  
Director Central Coast and Hunter Region  
Planning and Assessment  
Department of Planning, Industry and Environment

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To the attention of: Mark Parker

**Request for Gateway Determination Alteration PP\_2019\_NEWCA\_001\_00 – Planning Proposal to amend floor space ratio and height of buildings development standards for 41 and 47 Throsby Street, Wickham.**

I refer to the gateway determination for Planning Proposal PP\_2020\_NEWCA\_001\_00 signed by your Department on 1<sup>st</sup> January 2021.

Condition 1 (c) of the notice of determination provides a timeframe for exhibition of the LEP of 4 months following the date of the determination. This timeframe will not be met, as further Geotechnical information is being sought by the applicant to satisfy City of Newcastle (CN) following consultation with Subsidence Advisory NSW (SANSW).

Additionally, the time taken to prepare and review the related draft Planning Agreement, which CN will exhibit concurrently with the PP, will not allow for adequate preparation prior to the date specified in the Gateway Determination.

In order to allow CN and the applicant to obtain necessary information prior to publicly exhibiting the planning proposal, CN wishes to request that condition 1 (c) be either be removed, as this condition is impractical and has no merit given the determination already places a time for the PP to be completed, or alternatively amended by allowing exhibition to commence within 8 months of the original Gateway Determination.

Should you require any further information on this matter please contact me on 02 4974 2893.

Yours faithfully

A handwritten signature in blue ink, appearing to read "JH", with a stylized flourish at the end.

Johannes Honnef  
Senior Urban Planner