



PNC002521

mantha Cross <scross@ncc.nsw.gov.au>

Sent:

Monday, 29 February 2016 2:31 PM

To:

DPE PSVC Hunter Mailbox

Subject:

Seeking gateway determination for 131-133 Croudace Road, Elmore Vale

Attachments:

Planning Proposal - 131 - 133 Croudace Road Elmore Va.pdf; Council Resolution - 131 - 133 CROUDACE ROAD ELERMORE VALE.docx.pdf; Council Report - 131 - 133 CROUDACE ROAD ELERMORE VALE.docx.pdf

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

Dear Mrs Gibson

SUBMISSION OF AMENDMENT TO NEWCASTLE LEP 2012 IN ACCORDANCE WITH SECTION 56 OF THE ACT, SEEKING GATEWAY DETERMINATION

Council, at its meeting of 23 February 2016, resolved to endorse a planning proposal to amend Newcastle LEP 2012, pursuant to Section 55 of the *Environmental Planning and Assessment (EP&A) Act 1979*, as follows:

Council resolves to:

*i) Endorse the attached Planning Proposal (**Attachment A**), prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act), to amend Newcastle LEP 2012 for land at 131-133 Croudace Road Elmore Vale (Lots A and B, DP 412510) as follows:*

a) Amend the Land Zoning Map from R2 Low Density Residential to B2 Local Centre;

b) Amend the Height of Buildings Map to apply a maximum permissible height of 11 metres over the land;

c) Amend the Minimum Lot Size map to apply no minimum lot size over the land; and

d) Amend the Floor Space Ratio map to apply a 1.5:1 FSR over the land;

*as outlined in the Planning Proposal at **Attachment A**.*

ii) Forward the Planning Proposal to the Minister for Planning and Environment for Gateway Determination pursuant to Section 56 of the EP&A Act 1979.

iii) Advise the Secretary of Planning and Environment that Council does not seek to exercise delegations for undertaking Section 59(1) of the EP&A Act 1979.

iv) Receive a report back if a written objection is received during consultation with the community as per the requirements of Section 57 of the EP&A Act



1979, otherwise forward the Planning Proposal to the Secretary, Planning and Environment requesting the proposed amendment to Newcastle LEP 2012 be made.

Council seeks 'gateway determination' pursuant to Section 56(1) of the *EP&A Act 1979*, with respect to the subject sites. Furthermore, Council advises that it does not wish to exercise delegations for undertaking Section 59(1) of the same Act.

Please find attached a copy of the Planning Proposal, report to Council and Council resolution.

If you require further information, please contact me on the below details.

Yours faithfully

Samantha Cross | Urban Planner
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