

Ms Morven Cameron
CEO
Lake Macquarie City Council
Box 1906
HUNTER REGION MAIL CENTRE NSW 2310

Dear Ms Cameron

Planning Proposal PP_2017_LAKEM_003_00 – Alteration of Gateway Determination

I refer to your letter regarding Planning Proposal PP_2017_LAKEM_003_00 for land at Mount Hutton.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 25 September 2017 for PP_2017_LAKEM_003_00. The Gateway determination has been altered to amend condition 1 and the title and description of the proposal and provide additional time to complete the LEP amendment. The Alteration of the Gateway Determination is enclosed.

In making this decision I have noted the correspondence from both Office of Environment and Heritage and the NSW Rural Fire Service, additional site contamination investigation and proposed amendments to the Planning Proposal. I consider that Council has adequately resolved the matters identified in Condition 1 of the Gateway determination.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 Direction 4.3 Flood Prone Land, is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Finally, I understand that further investigation into biodiversity and aboriginal heritage matters as recommended by the Office of Environment and Heritage has been considered by Council. I note that Council has determined that further investigation in relation to these matters should be undertaken in association with any future development application and this position is supported.

If you have any questions in relation to this matter, I have arranged for Mr James Shelton to assist you. Mr Shelton can be contacted on 02 4904 2713.

Yours sincerely



23/3/2018

Monica Gibson
Director Regions, Hunter
Planning Services

Encl: Alteration to Gateway Determination

Cc: Mr Steven Cox - Office of Environment and Heritage (by email)