

## Gateway Determination

**Planning Proposal (Department Ref: PP\_2017\_LAKEM\_006\_00): Town Centres Amendment – to reclassify Community Land to Operational Land at Various Sites (0 homes, 0 jobs)**

I, the Director Regions, Hunter, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Lake Macquarie Local Environmental Plan (LEP) 2014 to reclassify Community Land to Operational Land at various sites in Belmont, Toronto and Warners Bay should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
  - (a) the Planning Proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of Planning Proposals and the specifications for material that must be made publicly available along with Planning Proposals as identified in Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
2. Consultation is required with the Mine Subsidence Board under section 56(2)(d) of the Act and to comply with the requirements of the relevant Section 117 Direction. The Mine Subsidence Board is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 21<sup>st</sup> day of September 2017.



**Monica Gibson**  
Director Regions, Hunter  
Planning Services  
Department of Planning and Environment

**Delegate of the Minister for Planning**