



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_LAKEM_004_00 (10/17732)
Your ref: RZ/4/2010

Mr Brian Bell
General Manager
Lake Macquarie City Council
Box 1906
HUNTER REGION MAIL CENTRE NSW 2310

Dear Mr Bell,

Re: Planning Proposal to permit twin service stations on either side of the F3 Freeway near Cooranbong

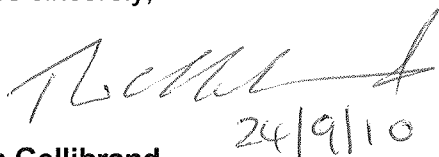
I am writing in response to your Council's letter dated 10 August 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Lake Macquarie Local Environmental Plan 2004 to permit twin service stations on either side of the F3 Freeway near Cooranbong (Lots 210 and 211 DP 702166).

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

The decision has been taken in view of the fact that the agreement of the RTA, which is fundamental to the proposal, has not been negotiated and there is no indication as to the length of time that gaining such an approval will take. If Council is in position to re-submit this proposal following consultation with the RTA, it should consider rezoning these sites to a more appropriate zone than Infrastructure.

Should you have any queries in regard to this matter, please contact James Shelton of the Regional Office of the Department on 02 4904 2700.

Yours sincerely,



24/9/10

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_LAKEM_004_00): to permit twin service stations on either side of the F3 Freeway near Cooranbong (Lots 210 and 211 DP 702166).

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Lake Macquarie Local Environmental Plan 2004 to permit twin service stations on either side of the F3 Freeway near Cooranbong (Lots 210 and 211 DP 702166) should not proceed for the following reason:

1. No agreement has been reached with the Roads and Traffic Authority in relation to access to the F3 Motorway.

Dated 24th day of September 2010.



**Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning**