

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

Our Reference: SP-PP-37

Contact: Mr Roger Busby
Telephone: 6591 7254

16 March 2017

Dear Monica,

**PLANNING PROPOSAL - FORSTER CIVIC PRECINCT, LAKE AND WEST STREETS
FORSTER**

Council has prepared a Planning Proposal to amend Great Lakes LEP 2014 which proposes to amend the Floor Ratio Map and Building Height Map for the land referred to as the Forster Civic Precinct. The intention is facilitate the inclusion of significant community facilities into a fully integrated mixed use development.

The resolution to prepare the Planning Proposal was made at Council's Extraordinary meeting of 14 March 2017. The relevant terms of the resolution were:

That Council:

- A. *Support lodgement to the Department of Planning and Environment of the Planning Proposal - Civic Precinct Project, Lake and West Streets, Forster which has the intent of:*
- a) *Amending Great Lakes Local Environmental Plan 2014 Height of Building control map affecting Lots 11 to 13 DP 479876 Lake and West Streets Forster by increasing height to 33 metres on approximately 6,000m2 of the site with the remainder of the site increasing to a maximum building height limit of 26 metres; and*
 - b) *Amending Great Lakes Local Environmental Plan 2014 Floor Space Ratio control map affecting Lots 11 to 13 DP 479876 Lake and West Streets Forster by increasing maximum floor space ratio control applying to the site to a maximum floor space control of 3:1.*
- B. *Request a Gateway Determination from the Department of Planning and Environment, pursuant to the Environmental Planning & Assessment (EP&A) Act 1979, in relation to the Planning Proposal.*

- C. *Undertake consultation with State Government agencies and service authorities in accordance with the Gateway Determination.*
- D. *Place the Planning Proposal on public exhibition in accordance with the Gateway Determination.*

The attached Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the recently updated guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Council does not request a written authorisation from the Minister to exercise its plan making delegations for the Planning Proposal as Council is the owner of the land.

No formal advice has been sought from government agencies at this point although there was discussion with NSW Office of Environment and Heritage on the question of Aboriginal Cultural heritage Assessment. The outcome of this discussion is set out in the Planning Proposal.

Community engagement and consultation with Government Agencies will be undertaken in accordance with any requirements of the Gateway Determination.

Council requests that a Gateway Determination, under section 56 of the Act, be issued to enable the planning proposal to proceed.

Should you require any further information, please contact me on 6591 7254.

Yours faithfully



Roger Busby
Manager Strategic Planning
Planning & Environmental Services

Encl. Attachment 1 - Planning Proposal – Civic Precinct, Lake and West Streets, Forster