

02 December 2016



Ms Monica Gibson
Director Regions
Hunter and Central Coast
Department of Planning and Environment
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Dear Ms Gibson

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

Council, at its meeting of 22 November 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:

- i) Endorse the attached Planning Proposal (**Attachment A**), pursuant to Section 55 of the *Environmental Planning and Assessment (EP&A) Act 1979*, in order to amend Newcastle Local Environmental Plan 2012 for land at 26 Edith Street, Waratah and RD 20435, as follows:
 - a) Amend the Land Zoning Map to rezone Wrightson Reserve from RE1 Public Recreation to SP2 Health Services Facility and rezone RD 20435 from RE1 Public Recreation to R2 Low Density Residential;
 - b) Amend the Height of Buildings Map for RD 20435 to include a maximum building height of 8.5 metres;
 - c) Amend the Floor Space Ratio (FSR) Map for RD 20435 to include a maximum permissible FSR of 0.75;
 - d) Amend the Minimum Lot Size Map to remove the minimum lot size for Wrightson Reserve and reduce the minimum lot size of 40 hectares to 450m² for RD 20435; and
 - e) Include the subject land within Part 2 – Land classified or reclassified, as operational land – interests changed within Schedule 4 Classification and reclassification of public land, as follows:
 - Column 1 to read “Waratah”
 - Column 2 to read “Lot 374, DP 755247”
 - Column 3 to read “Nil”
- 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) Consult with the community and relevant government agencies as instructed by the Gateway Determination, noting that section 29 of the Local Government Act 1993 requires a public hearing to be held in respect of the reclassification of the land.
 - v) Receive a report back on the Planning Proposal following completion of the required consultation.
- 2 That Council receives a report on any proceeds from possible future land sales from this site to be invested into public open space, infrastructure and community and recreation land in Waratah and Waratah West

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

Please find attached Council Report, Council Resolution and the relevant Planning Proposals.

If you require further information, please contact me on 49724 2274 or email sturkington@ncc.nsw.gov.au.

Yours faithfully



Shannon Turkington
Senior Urban Planner

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