



PNC002464

16 December 2015



Ms Katrine O'Flaherty
Hunter and Central Coast Region
Department of Planning and Environment
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NEWCASTLE NSW 2300

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Dear Ms O'Flaherty

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

Council, at its meeting of 8 December 2015, 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:

Council resolves to:

- a) Endorse the attached Planning Proposal (**Attachment A**), pursuant to Section 55 of the *Environmental Planning and Assessment Act 1979*, in order to amend Newcastle Local Environmental Plan 2012 for land at 162A Newcastle Road, Wallsend as follows:
 - i. Amend the Land Zoning Map to rezone part of the site from RE1 Public Recreation to R3 Medium Density Residential;
 - ii. Amend the Height of Buildings Map to include a maximum permissible height of 10 metres over the land proposed to be zoned R3 Medium Density Residential;
 - iii. Amend the Floor Space Ratio (FSR) Map to include a maximum permissible FSR of 0.9 over the land proposed to be zoned R3 Medium Density Residential;
 - iv. Amend the Minimum Lot Size Map to reduce the minimum lot size of 40 hectares to 450m² over the land proposed to be zoned R3 Medium Density Residential; and
 - v. Include the subject land within Part 1 – Land classified or reclassified, as operational land – no interests changed within Schedule 4 Classification and reclassification of public land, as follows:
 - Column 1 to read "Wallsend"
 - Column 2 to read "Lot 110, DP9755, 162A Newcastle Road"



- b) Forward the Planning Proposal to the Minister for Planning and Environment for Gateway Determination pursuant to Section 56 of the *EP&A Act 1979*.
- c) 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*.
- d) 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.
- e) Receive a report back on the Planning Proposal following completion of the required consultation.

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

If you require further information, please contact me on 49742891 or email aquinn@ncc.nsw.gov.au.

Yours faithfully



Shannon Turkington
Senior Urban Planner

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