



Planning

Contact: James Shelton
Phone: (02) 4904 2713
Fax: (02) 4904 2701
Email: james.shelton@planning.nsw.gov.au
Postal: PO Box 1226, Newcastle, NSW 2300

Mr Brian Bell
General Manager
Lake Macquarie City Council
Box 1906
HRMC NSW 2310

Our ref: N09/00106
Your ref: RZ/4/2008

Dear Mr Bell,

Re: Planning Proposal for Morisset Freeway Interchange West – Employment Lands

I am writing in response to your Council's letter dated 5 August 2009 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 Lake Macquarie Local Environmental Plan 2004 by rezoning the subject land from zone 10 Investigation to one or more appropriate zones to support urban development.

As delegate of the Minister for Planning I have now issued a Gateway Determination, which is attached. Whilst the Department is generally supportive of the intent of the planning proposal in principle, the Determination is that the matter **should not proceed** for the reason listed in the attached Determination schedule.

Council is encouraged to investigate land further west of the F3 Freeway for potential additional employment land in its next review of its local planning strategy.

Should you have any queries in regard to this matter please contact James Shelton in the Department's regional office at Newcastle. Mr Shelton can be contacted on telephone (02) 49042713.

Yours sincerely,

Tom Gellibrand
Deputy Director-General
Plan Making & Urban Renewal

29/9/09

Gateway Determination

Planning Proposal (Department ref: N09/00106-1): To rezone Lot 5 DP 748323, Lot 100 DP 715718 and Part of Old Maitland Road, Mandalong from zone 10 Investigation to one or more appropriate zones to support urban development.

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 of the Lake Macquarie Local Environmental Plan 2004 to rezone Lot 5 DP 748323, Lot 100 DP 715718 and Part of Old Maitland Road, Mandalong from zone 10 Investigation to one or more appropriate zones to support urban development should **not** proceed for the following reason(s):

1. Council should undertake further site investigations to determine the most appropriate zones over the site prior to seeking a Gateway determination.

Dated 29th day of September 2009.



Tom Gellibrand
Delegate for the Minister for Planning