

Mr Jeremy Bath  
CEO  
Newcastle City Council  
PO Box 489  
NEWCASTLE NSW 2300

Attention: Tom Smith

Dear Mr Bath

**Planning proposal PP\_2018\_NEWCA\_002\_00 to amend Newcastle Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the Newcastle Local Environmental Plan 2012 to introduce a new heritage conservation area and delete floor space ratio and building height controls for 53 to 75 Glebe Road and 4 Watkins Street, The Junction.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 3.1 Residential Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

I have considered and agreed to Council's request to not be the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to

meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr James Shelton to assist you. Mr Shelton can be contacted on 02 4904 2700.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Monica Gibson', with a stylized, flowing script.

**27/4/2018**

**Monica Gibson**

**Director Regions, Hunter  
Planning Services**

Encl: Gateway Determination