

Gateway Determination

Planning proposal (Department Ref: PP_2018_NEWCA_002_00): 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.

I, the Director Regions, Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the Environmental Planning and Assessment Act 1979 (the Act) that an amendment to the Newcastle Local Environmental Plan (LEP) 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, should proceed subject to the following conditions:

1. The Planning Proposal shall be updated prior to public exhibition to refer to the current legislation references, for example Section 117 Directions are now known as 9.1 Directions.
2. Community consultation is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



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5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.
6. The final LEP maps shall be prepared in accordance with the requirements of the Department's Standard Technical Requirements for Spatial Datasets and Maps Vers: 2.0 August 2017.

Dated 27th day of April 2018.

Monica Gibson
Director Regions, Hunter
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning