



Mr Glenn Handford
General Manager
Great Lakes Council
PO Box 450
FORSTER NSW 2428

Our ref: 14/19740
Your ref: SP-PP-20

Dear Mr Handford

Planning Proposal PP_2014_GLAKE_006_00 – Alteration of Gateway Determination

I refer to Council's letter of 23 April 2015 in relation to revisions to Planning Proposal PP_2014_GLAKE_006_00.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 9 December 2014 for PP_2014_GLAKE_006_00. The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Dylan Meade to assist you. Mr Meade can be contacted on (02) 4904 2718.

Yours sincerely

8 May 2015

**David Rowland
General Manager
Hunter and Central Coast Region
Planning Services**

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_GLAKE_006_00)

I, General Manager, Hunter and Central Coast Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 9 December 2014 for the proposed amendment to the Great Lakes Local Environmental Plan 2014 as follows:

1. Change the description of the Planning Proposal

from

Planning Proposal (Department Ref: PP_2014_GLAKE_006_00): to amend the R3 Medium Density Residential zone density and dwelling permissibility.

to

Planning Proposal (Department Ref: PP_2014_GLAKE_006_00): to amend the R3 Medium Density Residential zone density, dwelling permissibility, and minimum lot size map.

2. Delete:

"condition 1"

and replace with:

1. Prior to, or on completion of community consultation, Council is to update the planning proposal to:

- (a) demonstrate how many dwellings per hectare is a feasible and achievable target for the R3 Medium Density Zone in the areas subject to the proposed minimum density provisions; and
- (b) include an appropriate definition of density that will be used to measure the targets; and
- (c) include proposed changes (if any) to minimum lot size, height of building, floor space ratio and any other relevant LEP provision; and

Dated 8th day of May 2015.

**David Rowland
General Manager,
Hunter and Central Coast
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Great Lakes Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_GLAKE_006_00	Planning proposal to amend the R3 Medium Density Residential zone density, dwelling permissibility, and minimum lot size map.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 8th of May 2015

David Rowland
General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment

