



Mr Brian Bell  
General Manager  
Lake Macquarie City Council  
Box 1906  
Hunter Region Mail Centre NSW 2310

Our ref: PP\_2015\_LAKEM\_006\_00 (15/06980)

Attention: Grant Alderson

Dear Mr Bell

**Planning Proposal PP\_2015\_LAKEM\_006\_00 – Alteration of Gateway Determination**

I refer to your email of 11 April 2017 in relation a revised planning proposal for the Swansea Bowling Club, and a request to consider if an amendment is required to the Gateway Determination, dated 3<sup>rd</sup> July 2015.

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 3 July 2015 for PP\_2015\_LAKEM\_006\_00 (as altered on 9 June 2016). The Alteration of the Gateway Determination is enclosed.

I have Altered the Gateway Determination in relation to:

- Inclusion of additional land from the disused bowling club,
- Clarification of the proposed residential zone, i.e. R2 Low Density Residential,
- Clarification of the minimum lot size, i.e. 700m<sup>2</sup>,
- Clarification of the maximum height of buildings, i.e. 10m,
- Adding the land to the environmentally sensitive land map, and
- Modifying cl 7.20 to include flooding as a matter for consideration for environmentally sensitive land.

I have not supported Council's request to include the land as an Urban Release Area, as the site is not intended to be development more intensively with the new zoning. I encourage Council to identify an alternative mechanism for promoting flood adaptable housing. Council must update the planning proposal prior to exhibition in relation to the explanation of provisions.

I have agreed the planning proposal's inconsistencies with Section 117 Direction 3.1 Residential Land and 4.3 Flood Prone Land are of minor significance, as they are a direct response to the flooding and sea level rise impacts and are reducing the intensity of residential development. No further approval is required in relation to these Directions.

The Gateway Determination has been altered to extend the time to complete the proposal. The Proposal is now due for completion on 10 December 2017.

If you have any questions in relation to this matter, I have arranged for Ben Holmes to assist you. Mr Holmes can be contacted on (02) 4904 2709.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Monica Gibson', written in a cursive style.

30/5/2017

**Monica Gibson**  
**Director Regions, Hunter and Central Coast**  
**Planning Services**

Encl:  
Alteration of Gateway Determination

# Alteration of Gateway Determination

## *Planning proposal (Department Ref: PP\_2015\_LAKEM\_006\_00)*

I, Director Regions, Hunter 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 3 July 2015 (as since altered) for the proposed amendment to the Lake Macquarie Local Environmental Plan 2014 as follows:

1. Change the description of the Planning Proposal

**from** "to introduce flexibility in planning controls for 2 Charles Street and 27 Lake Road, Swansea to facilitate residential development"

**to** "to enable redevelopment of part of the former Swansea Bowling Club at Charles Street and Lake Road, Swansea, to allow flood adaptable, low-density residential housing"

2. Delete:

"condition 6"

and replace with:

a new condition 6 "The timeframe for completing the LEP is by 10 December 2017"

3. Delete:

"condition 1 and 2"

Dated

30<sup>th</sup> day of May 2017.



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

**Delegate of the Minister for Planning**