



Mr Brian Bell
General Manager
Lake Macquarie City Council
Box 1906
HUNTER REG MAIL CTR NSW 2310

Our ref: PP_2015_LAKEM_009 (15/16595)
qA382952
Your ref: F2015/00895

Att: Ms Joanne Marshall

Dear Mr Bell

Planning proposal to amend Lake Macquarie Local Environmental Plan 2014

I am writing in response to your Council's letter dated 12 November 2015, 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 enable the classification and reclassification of land at Cardiff.

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

I have also agreed the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones and 6.2 Reserving Land for Public Purposes. In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary's delegate to comply with the requirements of relevant S117 Directions. Council should ensure this occurs prior to the plan being made.

Council is reminded of its obligations for undertaking a public hearing in relation to the proposed reclassification of land in accordance with the department's practice note *PN09-003, Classification and reclassification of public land through a local environmental plan*. Because the proposal involves Council owned land, I have elected not to issue Council with delegations to finalise this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following 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 6 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 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for James Shelton from the Hunter office to assist you. He can be contacted on (02) 49042700.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Ashley Albury', with a long, sweeping horizontal stroke extending to the right.

8-12-2015

Ashley Albury
A/General Manager
Hunter and Central Coast Region
Planning Services

Gateway Determination

Planning proposal (Department Ref: PP_2015_LAKEM_009_00): to classify and reclassify land in Lake Macquarie LGA.

I, the General Manager, Hunter and Central Coast Region at Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Lake Macquarie Local Environmental Plan (LEP) 2014 to enable the reclassification of Council owned properties associated with the new road intersection for Glendale Drive and Main Road, Cardiff from community to operational land; and rezoning of various properties deemed surplus to the needs of the new intersection, as described in Council's planning proposal (reference no F2015/00895), should proceed subject to the following conditions:

1. Prior to the planning proposal being placed on public exhibition, Council is to update the planning proposal in relation to S117 Direction 6.2 Reserving Land for Public Purposes to include greater details in relation to clauses (4) and (8)(d), to assist the community in understanding exactly what is proposed.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 LEPs (Department of Planning & Environment 2013)*.
3. Consultation is required with the following public authority under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Mine Subsidence Board (s117 Direction 4.2 Mine Subsidence and Unstable Land)
 - NSW Rural Fire Service (s117 Direction 4.4 Planning for Bushfire Protection)

The public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal. Council should, following receipt of advice from the public authorities, update its consideration of s117 Directions in the planning proposal, as required.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).

5. Council should not exercise their delegations under section 59(1) of the EP&A Act, as the planning proposal includes reclassification of public land that may require the Governor to discharge 'public reserve' status, trusts, interests etc from the land.
6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 8th day of December 2015.

A handwritten signature in black ink, appearing to read 'Ash. Albury', with a long, sweeping horizontal stroke extending to the right.

Ashley Albury
A/General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning