

Future City.JH.SMc
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7 May 2014



The Regional Director
Planning and Infrastructure
Attention: Paul Maher
PO Box 1266
NEWCASTLE NSW 2300

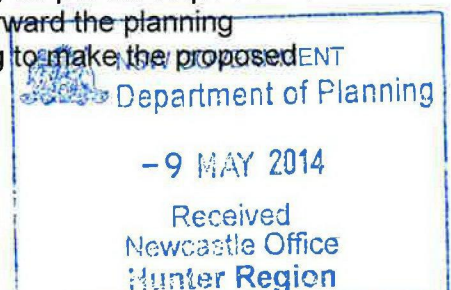
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Dear Paul

SUBMISSION OF PLANNING PROPOSAL TO AMEND NEWCASTLE LEP 2012 IN ACCORDANCE WITH SECTION 56 OF THE ACT, SEEKING GATEWAY DETERMINATION – 147A NEWCASTLE ROAD WALLSEND

Council, at its meeting of 29 April 2014, resolved to endorse the above planning proposal to amend Newcastle LEP 2012, pursuant to Section 55 of the *Environmental Planning and Assessment (EP&A) Act 1979*, as follows:

- a) Endorse the planning proposal in Attachment A, pursuant to Section 55 of the *Environmental Planning and Assessment Act 1979*, in order to amend Newcastle Local Environmental Plan 2012 for land at 147A Newcastle Road, Wallsend, as follows:
 - i) Amend the Land Zoning Map to rezone the land from Zone IN2 Light Industry to Zone R3 Medium Density Residential.
 - ii) Amend the Height of Buildings Map to include a maximum permissible height of 10 metres over the land.
 - iii) Amend the Floor Space Ratio (FSR) Map to include a maximum permissible FSR of 0.9.
 - iv) Amend the Minimum Lot Size Map to reduce the minimum lot size of 1000m² to 450m².
- b) Forward the planning proposal to the Minister for Planning and Infrastructure for gateway determination pursuant to Section 56 of the *EP&A Act 1979*.
- c) Advise the Director-General of Planning and Infrastructure that Council does not seek to exercise delegations for undertaking Section 59(1) of the *EP&A Act 1979*.
- d) Consult with the community and relevant government agencies as instructed by the gateway determination.
- e) Receive a report back on any planning proposal to which a written objection is received during consultation with the community as per the requirements of Section 57 of the *EP&A Act 1979*; otherwise forward the planning proposal to Planning and Infrastructure requesting to make the proposed amendments to Newcastle LEP 2012.



Hence, Council seeks 'gateway determination' pursuant to Section 56(1) of the *EP&A Act 1979*, with respect to the subject proposal. Furthermore, Council advises that it does not wish to exercise delegations for undertaking Section 59(1) of the same Act for this proposal.

Please find attached a CD containing a copy of the report to Council and the relevant Planning Proposal.

If you require further information, please contact me on 4974 2893 or email jhonnef@ncc.nsw.gov.au.

Yours faithfully



Johannes Honnef
SENIOR URBAN PLANNER

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