

Gateway Determination

Planning proposal (Department Ref: PP_2020_LAKEM_001_00): to rezone the site from E4 Environmental Living and R2 Low Density Residential to R2 Low Density Residential and E2 Environmental Conservation. The objective of the rezoning is to make more efficient use of land for housing and increase land zoned for conservation.

I, the Director, Central Coast and Hunter Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Lake Macquarie Local Environmental Plan (LEP) 2014 to rezone the site from E4 Environmental Living and R2 Low Density Residential to R2 Low Density Residential and E2 Environmental Conservation should proceed subject to the following conditions:

1. Public exhibition 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
2. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act to comply with the requirements of relevant section 9.1 directions:
 - Biodiversity Conservation Division (Environment)
 - Biodiversity Conservation Division (Aboriginal Cultural Heritage)
 - Subsidence Advisory NSW
 - NSW Rural Fire Service
 - Transport for NSW
 - Hunter Water Corporation
 - Ausgrid

Each public authority/organisation 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.

3. 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).
4. The time frame for completing the LEP is to be **24 months** following the date of the Gateway determination.

Dated 1st day of May 2020.



Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces