

Governance. Johannes Honnef  
Phone: 02 4974 2893



5 August 2020

Director  
Hunter and Central Coast Region  
Department of Planning, Industry and Environment  
PO Box 1226  
**NEWCASTLE NSW 2300**

Email: [hunter@planning.nsw.gov.au](mailto:hunter@planning.nsw.gov.au)

Dear Daniel

**REQUEST FOR GATEWAY DETERMINATION TO AMEND NEWCASTLE LOCAL ENVIRONMENTAL PLAN 2012**

Council, at its meeting of the 28<sup>th</sup> of July 2020, resolved to endorse a Planning Proposal to amend Newcastle LEP 2012, which results in:

- An increase in FSR from 1.5:1 to 3:1 on both 41 and 47 Throsby Street, Wickham;
- An increase in HOB for part of 41 Throsby Street (Lot 63 DP 579890) and all of 47 Throsby Street (Lot 62 DP 579890) from 10m to 28m; and
- An increase in HOB for the remainder part of 41 Throsby Street (Lot 1 and 2 DP 112816 and Lot 200 DP 534787) from 10m to 22m.

The Planning Proposal was prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (the Act). Council also resolved to enter into a Planning Agreement with the proponent, pursuant to Section 7.4(1)(a) of the Act.

Council seeks Gateway determination under Section 3.34 of the Act in order to consult with relevant stakeholders as outlined in the Planning Proposal.

Please find attached a copy of the Council's resolution, the report tabled to Council, and the accompanying attachments including the Planning Proposal.

Council does not seek to exercise delegations under Section 3.36 of the Act in this instance.

If you require further information, please contact me on 4974 2893 or email [jhonnef@ncc.nsw.gov.au](mailto:jhonnef@ncc.nsw.gov.au).

Yours faithfully

A handwritten signature in blue ink, appearing to be "JH", with a stylized flourish at the end.

**Johannes Honnef**  
**Senior Urban Planner**