



Ms Morven Cameron  
Chief Executive Officer  
Lake Macquarie City Council  
Box 1906  
Hunter Region Mail Centre NSW 2310

Dear Ms Cameron

**Planning proposal PP-2021-3818 to amend *Lake Macquarie Local Environmental Plan 2014***

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* in respect of the above planning proposal.

I would like to acknowledge the considerable effort that has gone into the planning proposal and the collaborative approach adopted by Lake Macquarie City Council, City of Newcastle and the proponent to seek alignment in resolving matters of joint interest across the site.

The planning proposal has demonstrated strategic merit and is identified as a future urban release area in the *Hunter Regional Plan 2036*, *Greater Newcastle Metropolitan Plan 2036* and the *Lake Macquarie City Council Local Strategic Planning Statement*.

The City of Newcastle wrote to the Department objecting to the lodgement of the planning proposal and request for a Gateway determination, at this time. The correspondence noted City of Newcastle had not yet finalised an assessment and progressed the planning proposal for consideration by Council.

Due to this, there are several site-specific matters requiring further investigations to identify appropriate zones, land uses and development standards. Particularly, due to the advice from City of Newcastle the ability of this planning proposal to be progressed as a standalone proposal under the *Lake Macquarie Local Environmental Plan 2014*.

Further assessment of traffic and transport issues, geotechnical, contamination and subsidence matters, biodiversity impacts and potential impacts from the adjoining waste management facility need to be completed to inform and identify appropriate land zoning, land uses and development standards before the planning proposal can proceed.

As delegate of the Minister for Planning and Public Spaces, I have determined the planning proposal should be resubmitted when matters in the enclosed Gateway determination have been addressed.

The resubmitted planning proposal should demonstrate how the proposed planning controls and supporting studies can be assessed and progressed as a standalone proposal in the Lake Macquarie Local Government Area.

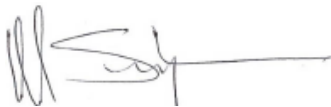
It will also need to be able to demonstrate a staged and logical approach that is adaptable and can integrate planning controls and intended outcomes across the entire site, should there be a resolution to progress the planning proposal in Newcastle Local Government Area.

I strongly encourage Lake Macquarie City Council continuing to work collaboratively with City of Newcastle Council. This will ensure if City of Newcastle Council adopts a planning proposal the two proposals can be integrated for outcomes across the entire site.

If the planning proposal is not resubmitted and considered adequate before the timeframe in the enclosed Gateway determination, it will be deemed withdrawn.

Should you have any enquiries about this matter, I have arranged for Mr Glenn Horal, Senior Planning Officer, Central Coast and Hunter Region to assist you. Mr Horal can be contacted on 4345 4009.

Yours sincerely



19/11/2021

**Dan Simpkins**

**Director, Central Coast and Hunter Region  
Planning and Assessment**

Encl: Gateway determination