

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-3818):** to rezone of land at Frederick Street and Glendon Crescent, Glendale (Eden Estates) for residential and environmental conservation purposes.

I, the Director, Central Coast and Hunter 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* that an amendment to the *Lake Macquarie Local Environmental Plan 2014* should be resubmitted subject to the following conditions:

1. The resubmitted planning proposal should:
  - a. along with supporting studies, demonstrate the provisions and intended outcomes can be progressed as a standalone proposal in the Lake Macquarie Local Government Area. Should the City of Newcastle adopt a planning proposal, the updated planning proposal should be adaptable to integrate with the City of Newcastle provisions and intended outcomes across the entire site.
  - b. identify the proposed zones, land uses and development standards.
  - c. include a traffic and transport assessment that:
    - i. analyses traffic generation and impacts on the regional and local road networks, including cumulative impacts,
    - ii. identifies any proposed upgrades to the road network and funding arrangements to mitigate traffic impacts, and
    - iii. includes measures for active transport, including pedestrian and bicycle infrastructure, and public transport.
  - d. include updated assessments for geotechnical, contamination and subsidence matters related to mining to inform the location of any proposed residential zones.
  - e. include assessment of potential impacts from the Summer Hill Waste Management Facility on proposed residential land.
  - f. include a biodiversity assessment that considers impact avoidance and minimisation strategies and quantifies the offsets required for a development footprint, including consideration of cumulative impacts of development on biodiversity within the area and its relationship to local and regional corridors.
2. The time frame to resubmit the planning proposal is by 1 June 2022.

Dated 19<sup>th</sup> day of November 2021.

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal line extending to the right.

**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**