



Mr Brian Bell
General Manager
Lake Macquarie City Council
Box 1906
HRMC NSW 2310

Attn: Matthew Hill

Dear Mr Bell

Planning Proposal PP_2016_LAKEM_003 – Alteration of Gateway Determination

I refer to your email seeking an Alteration of the Gateway Determine and an extension of time to complete Planning Proposal PP_2016_LAKEM_003 for additional permitted uses at the Pacific Highway and Bluebell Street Belmont.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 4 November 2016 for PP_2016_LAKEM_003. The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

The Gateway Determination has been altered to extend the time to complete the proposal. The Proposal is now due for completion on 11 November 2017.

The Gateway Determination has also been altered to include the additional lots being Lot 1 DP 395622 and Lot A DP 382127 in the description of the land where the vehicle body repair workshop will be permitted with consent.

I note that Council has amended the map to exclude the application of timber yards as an additional permitted use on the land that is bushfire prone, and that there is no inconsistency with s117 Direction 4.4 Planning for Bushfire Protection.

If you have any questions in relation to this matter, I have arranged for Mr Ben Holmes, Acting Team Leader to assist you. Ben can be contacted on 4904 2709.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Monica Gibson'.

7/7/2017

Monica Gibson
Director Regions, Hunter
Planning Services

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_LAKEM_003)

I, Director Regions, Hunter at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 4 November 2016 for the proposed amendment to the Lake Macquarie Local Environmental Plan 2014 as follows:

1. Delete reference to:

"to apply to land at Pacific Highway, Belmont North and Bluebell Street, Belmont."

and replace with:

"to apply to Lot 1 DP 395622 & Lot A DP 382127, 409 Pacific Highway, and Lot 81 DP 536711, 411 Pacific Highway, Belmont North and Lot 1 DP 739866, 28 Bluebell Street, Belmont, and permit timber yards on land zoned B7 Business Park on part of Lot 1 DP 449422, 24 Bluebell Street and part of Lot 127 DP 861468, 10 Bluebell Street, Belmont."

2. Delete:

"condition 4"

and replace with:

a new condition 4 "The timeframe for completing the LEP is by 11 November 2017"

Dated 7th day of July 2017.



Monica Gibson
Director Regions, Hunter
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Lake Macquarie City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_LAKEM_003	Planning proposal to permit a vehicle body repair workshop on Lot 1 DP 395622 & Lot A DP 382127, 409 Pacific Highway, and Lot 81 DP 536711, 411 Pacific Highway, Belmont North and Lot 1 DP 739866, 28 Bluebell Street, Belmont, and permit timber yards on land zoned B7 Business Park on part of Lot 1 DP 449422, 24 Bluebell Street and part of Lot 127 DP 861468, 10 Bluebell Street, Belmont.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 7th July 2017

A handwritten signature in black ink, appearing to read "Monica Gibson".

Monica Gibson
Director Regions, Hunter
Planning Services
Department of Planning and Environment