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Mr Brian Bell
General Manager
Lake Macquarie City Council
Box 1906
HUNTER REG MAIL CTR NSW 2310

Our ref: PP_2013_LAKEM_015_00 (13/17914)
Your ref: RZ/6/2012

Dear Mr Bell,

Planning proposal to amend either Lake Macquarie Local Environmental Plan 2004 or draft Lake Macquarie Local Environmental Plan 2013

I am writing in response to your Council's letter dated 28 November 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to remove the acquisition layer from 14 Halyard Way, 10 Hill Street and 35 Macquarie Drive along the Valentine-Belmont Road corridor reservation and rezone land at 14 Halyard Way from 5 Infrastructure Zone and 6(1) Open Space to 7(2) Conservation (Secondary) Zone under Lake Macquarie Local Environmental Plan (LEP) 2004 or from RE1 Public Recreation to E2 Environmental Conservation under draft Lake Macquarie LEP 2013.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Council may still need to obtain the agreement of the Director General to comply with the requirements of relevant S117 Directions. Council should ensure this occurs prior to the plan being made.

In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes. No further approval is required in relation to this Direction.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Ken Phelan of the Department's regional office to assist you. Mr Phelan can be contacted on (02) 4904 2700.

Yours sincerely,



Neil McGaffin 17.1.14
Acting Deputy Director General
Growth Planning & Delivery

Encl:

Gateway Determination

Written Authorisation to Exercise Delegation

Attachment 5 – Delegated Plan Making Reporting Template

Gateway Determination

Planning proposal (Department Ref: PP_2013_LAKEM_015_00): to remove the acquisition layer from land along the Valentine-Belmont Road corridor reservation and rezone certain land at Valentine.

I, the Acting Deputy Director General, Office of Growth Planning and Delivery at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to remove the acquisition layer from 14 Halyard Way, 10 Hill Street and 35 Macquarie Drive along the Valentine-Belmont Road corridor reservation and rezone land at 14 Halyard Way from 5 Infrastructure Zone and 6(1) Open Space to 7(2) Conservation (Secondary) Zone under Lake Macquarie Local Environmental Plan (LEP) 2004 or from RE1 Public Recreation to E2 Environmental Conservation under draft Lake Macquarie LEP 2013 should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to include a Site Identification Map, which is at an appropriate scale and clearly identifies the subject lands.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Mine Subsidence Board (S117 Direction 4.2 Mine Subsidence and Unstable Land)
 - Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)

Each public authority 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.

Once the above consultation with public authorities has been undertaken, Council is to update the planning proposal to reflect the outcomes of the work and consultation undertaken prior to exhibition.

Note: Council may still need to obtain the agreement of the Director General to comply with the requirements of relevant S117 Directions. Council should ensure this occurs prior to the plan being made.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).



Planning & Infrastructure

5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 17th day of January 2014.

Neil McGaffin
Acting Deputy Director General
Office of Growth Planning & Delivery
Department of Planning & Infrastructure

Delegate of the Minister for Planning & Infrastructure



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Lake Macquarie Council is authorised to exercise the functions of the Minister for Planning and Infrastructure 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_2013_LAKEM_015_00	Planning proposal to remove the acquisition layer from 14 Halyard Way, 10 Hill Street and 35 Macquarie Drive along the Valentine-Belmont Road corridor reservation and rezone land at 14 Halyard Way from 5 Infrastructure Zone and 6(1) Open Space to 7(2) Conservation (Secondary) Zone under Lake Macquarie Local Environmental Plan (LEP) 2004 or from RE1 Public Recreation to E2 Environmental Conservation under draft Lake Macquarie LEP 2013.

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

Dated 17 January 2014

Neil McGaffin
Acting Deputy Director General
Office of Growth Planning & Delivery

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2013_LAKEM_015_00
Date Sent to Department under s56	25.11.2013
Date considered at LEP Review Panel	19.12.2013
Gateway determination date	17/01/2014

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: