

22 June 2017



Ms Monica Gibson
Hunter and Central Coast Region
Department of Planning and Environment
PO Box 1226
NEWCASTLE NSW 2300

PO Box 489, Newcastle
NSW 2300 Australia
Phone: 4974 2000
Fax: 4974 2222
Email: mail@ncc.nsw.gov.au
www.newcastle.nsw.gov.au

Dear Ms Gibson

SUBMISSION OF AMENDMENT TO NEWCASTLE LEP 2012 IN ACCORDANCE WITH SECTION 56 OF THE ACT, SEEKING GATEWAY DETERMINATION

Council, at its meeting of 13 June 2017, resolved to endorse a planning proposal to amend Newcastle LEP 2012, pursuant to Section 55 of the *Environmental Planning and Assessment (EP&A) Act 1979*, as follows:

Council resolves to:

- i) Endorse the attached Planning Proposal (**Attachment A**), prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, to amend Newcastle Local Environmental Plan 2012 (LEP) for land at 58-60 Harriet St and 115 Christo Rd, Waratah as follows:
 - a) Amend the Land Zoning Map to rezone the land from R2 Low Density Residential to R3 Medium Density Residential.
 - b) Amend the Floor Space Ratio (FSR) Map to amend floor space ratio for the subject sites from 0.75:1 to 0.9:1.
 - c) Amending the Height of Buildings Map by amending the maximum permitted height for the subject sites from 8.5m to 11m.
- ii) Forward the Planning Proposal to the Minister for Planning and Environment for Gateway Determination pursuant to Section 56 of the *EP&A Act*.
- iii) Advise the Secretary for Planning and Environment that Council does not seek to exercise delegations for undertaking Section 59(1) of the *EP&A Act*.
- iv) Receive a report back if a written objection is received during consultation with the community as per the requirements of Section 57 of the *EP&A Act*, otherwise forward the Planning Proposal to the Secretary, for Planning and Environment requesting the proposed amendment to the LEP be made.

Council seeks 'gateway determination' pursuant to Section 56(1) of the *EP&A Act 1979*, with respect to the subject proposals. Furthermore, Council advises that it does not wish to exercise delegations for undertaking Section 59(1) of the same Act.

Please find attached a copy of the report to Council and the relevant Planning Proposal.

If you require further information, please contact me on 4974 2817 or email lheron@ncc.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Leesa Heron', with a stylized, cursive script.

Leesa Heron
Urban Planner

Enc