



Mr Jeremy Bath  
Interim Chief Executive Officer  
Newcastle City Council  
PO Box 489  
NEWCASTLE NSW 2300

Dear Mr Bath

**Planning Proposal PP\_2017\_NEWCA\_002\_00 to amend Newcastle Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in respect of the Planning Proposal to rezone land at 58 and 60 Harriet Street and 115 Christo Road, Waratah from R2 Low Density Residential to R3 Medium Density Residential.

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

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistency with Section 117 Direction 4.1 Acid Sulphate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of 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 of Planning and Environment.

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 further enquiries about this matter, I have arranged for Ms Corrine Manyweathers to assist you. Ms Manyweathers can be contacted on (02) 4345 4404.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Monica Gibson', written in a cursive style.

18/7/2017

Monica Gibson

**Director Regions, Hunter  
Planning Services**

Encl: Gateway Determination  
Delegated Plan Making Reporting Template