

Director Regions, Hunter and Central Coast
Department of Planning and Environment
PO Box 1226
Newcastle NSW 2300

Dear Monica

Re: Request for Gateway Extension - PP_2013_PORTS_004_00

Council requests an extension to the gateway determination for PP_2013_PORTS_004_00 - part 22 Homestead St and part 1 Diemars Rd, Salamander Bay.

The most recent correspondence from the Department was the alteration of the Gateway Determination sent on the 23.12.16 which amended the zoning and requested further exhibition. This Gateway Determination has since lapsed on the 24 October 2017.

I note correspondence between Council and the Department late 2016 stated Council has been made aware of additional ecological matters, and extensive ecological investigations were undertaken. It was determined that the original information provided to OEHL was not accurate and it is considered prudent that OEHL be given opportunity to provide comment on the updated ecological information.

At this point in time Council is still liaising with OEHL. Council provided additional information in October 2017 to OEHL and a subsequent response was received in January 2018 with a number of recommendations. Council and OEHL met on the 15 August 2018 to discuss progression of the Planning Proposal and Council is currently working through addressing the matters raised (information has been provided regarding flooding issues, hollow bearing trees and an orchid survey).

As such, Council requests an extension to complete the Planning Proposal. We provide the following timeframe:

Government agency consultation (OEHL)	August – September 2018
Revise Planning Proposal	September 2018 – October 2018
Community consultation period	October 2018
Consideration of submissions and report to Council	November 2018

Finalise the draft plan	December – January 2019
Submission to Department with request to make the plan, legal drafting and making of the Plan	February – March 2019

In addition to the gateway extension, Council requests clarification on the following:

1. Confirmation on delegation - the Gateway Determination issued 17.7.13 gave Council delegation. For reclassification, the Governor's approval is required and the Department cannot issue Council authorisation to exercise delegation. Can the Department confirm this position?
2. The Gateway Determination states the Planning Proposal be updated to advise the subject land be identified as an Urban Release Area. Council is after a lot threshold for identifying land as urban release areas. The Department's planning team report and the panel recommendation do not provide any details on the rationale for this decision.

Council looks forward to your response and assistance on this matter.

Yours sincerely,

Jessica Franklin
Strategic Planner

7 September 2018

Telephone enquiries
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