



Mr Kenneth Gouldthorp
General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Our ref: 13/06905

Attention: Rob O'Brien

Dear Mr Gouldthorp

Newcastle LEP 2012 – Amendment 11 (PP_2013_NEWCA_006_00): - to rezone land at Robert, John and James streets Wallsend

I refer to your updated Planning Proposal no. PP_2013_NEWCA_006_00 dated February 2015 revised to rezone land from part R2 Low Density Residential zone and part IN2 Light Industrial zone to provide 2.6 hectares of R3 Medium Density Residential zone and a portion of E2 Environmental Conservation at Wallsend.

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 13 May 2013 for no. PP_2013_NEWCA_006_00 as altered previously. The Alteration of the Gateway Determination is enclosed.

The Gateway Determination has been altered to incorporate a portion of E2 Environmental Conservation Zone land and change discrete areas of floor space ratio, minimum lot size and height across the subject site as required by the development master plan for the site.

If you have any questions in relation to this matter, I have arranged for Mr Paul Maher to assist you. Mr Maher can be contacted on (02) 4904 27019.

Yours sincerely

22 June 2015

David Rowland
General Manager
Hunter and Central Coast Region
Planning Services

Encl:
Alteration to Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_NEWCA_006_00):

I, General Manager, Hunter and Central Coast Region 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 13 May 2013, as since altered, for the proposed amendment to the Newcastle Local Environmental Plan 2012 as follows:

1. Changes the description of the Planning Proposal

From "part R2 Low Density Residential and part IN2 Light Industrial to R3 Medium Density Residential and apply a maximum floor space ratio of 0.9:1, maximum height of building of 10m and a minimum lot size of 450sqm to the subject land"

To "part R2 Low Density Residential and part IN2 Light Industrial to R3 Medium Density Residential and E2 Environmental Conservation and apply a maximum floor space ratio of 0.9:1 and 1.5:1; maximum height of building of 10m and 14m; and a minimum lot size of 450sqm and 250sqm to the subject land"

Dated 22nd day of June 2015.

A handwritten signature in black ink, appearing to read "David Rowland".

**David Rowland
General Manager,
Hunter and Central Coast
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning