

Gateway Determination

Planning proposal (Department Ref: PP_2018_NEWCA_004_00): to make minor mapping amendments to land within the Sanctuary Estate, Fletcher and to add two items to Schedule 5 Environmental heritage.

I, the Acting Director Regions, Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Newcastle Local Environmental Plan (LEP) 2012 to make minor mapping amendments to land within the Sanctuary Estate, Fletcher and to add two items to Schedule 5 Environmental heritage should proceed, subject to the following conditions;

1. Prior to public exhibition Council is to amend the planning proposal as follows:
 - (a) amend the Explanation of Provisions for Part A sites and Appendix 3 Mapping changes to indicate that the Minimum Lot Size for the E2 Environmental Conservation zone is 400,000 sqm; and
 - (b) amend Appendix 3 Mapping changes for Parts C and D to clearly identify the land affected by the proposed changes.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (c) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **14 days**; and
 - (d) the planning proposal 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 local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Office of Environment and Heritage
 - Local Land Services (Catchment Management Authority)
 - Awabakal Local Aboriginal Land Council
 - NSW RFS Rural Fire Service (S9.1 Direction 4.4)

Each public authority/organisation 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.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.
6. Council is not authorised to exercise delegations to make this plan.

Dated 25 day of June 2018.



Katrine O'Flaherty
Acting Director Regions, Hunter
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning