

From: Joanne Dunkerley
Sent: Monday, 26 August 2024 2:08 PM
To: Redacted
Subject: Eden Estates planning proposal process
Attachments: Letter to Eden Estates - Process for future planning proposal RZ 3 2020 - 35 Frederick Street Glendale.pdf

Hi Redacted

As discussed, please see attached letter regarding the process for a future planning proposal at the Eden Estates site.

Please call me if you have any questions.

Kind regards

Joanne Dunkerley

Senior Strategic Land Use Planner



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Dhumaan ngayin Awabakurlangu kirraanan barayidin

We acknowledge and respect the Awabakal people who have cared for and nurtured this country.



26 August 2024

Redacted

Eden Estates (Newcastle) Pty Ltd
PO Box 42
Narellan NSW 2567

By email: Redacted

Dear Redacted

Subject: Planning proposal RZ/3/2020 - 35 Frederick Street Glendale

I refer to Eden Estates' planning proposal seeking to rezone the subject land for residential development and environmental conservation.

In 2020, the planning proposal was lodged and considered by Council with a Gateway Determination subsequently issued by the Department of Planning, Housing and Infrastructure (DPHI). However, in 2022 the DPHI altered the Gateway Determination to "not proceed" which ceased the formal planning proposal process.

We acknowledge that Eden Estates continues to undertake further site investigations with a view to submitting a new planning proposal. However, a significant period has now elapsed during which changes to legislative and policy requirements have occurred, as well as changes to the **Local Environmental Plan (LEP) amendment process including the release of the NSW LEP Making Guideline**. As such, a final invoice for all work undertaken in the last 2 months will be issued and the Developer Agreement will be closed.

While Council staff will continue to provide preliminary advice, no further formal work will be undertaken in relation to this planning proposal. Any future planning proposal will need to be lodged and assessed in accordance with the current LEP Making Guideline. **The Guideline identifies an important pre-lodgement process to enable Council and State agencies to provide advice on key issues and identify study requirements necessary to support a planning proposal at that time.** Any future proposal will require the preparation and lodgement of a scoping proposal for consideration through Council's pre-lodgement process. This will ensure the planning proposal can be lodged and assessed in accordance with the LEP Making Guideline and benchmark timeframes.

If a new planning proposal is formally lodged on the NSW Planning Portal this will require assessment and a report to Council to consider whether to proceed and to request a Gateway Determination or not.

Our Ref: RZ/6/2018/EXTERNALCONSULT Your Ref:

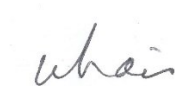
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Should you require further information, please contact Joanne Dunkerley, Senior Strategic Land Use Planner on 02 4921 0416.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Wes Hain', is positioned above the printed name.

Wes Hain
Manager Integrated Planning