



Ms Morven Cameron  
Chief Executive Officer  
Lake Macquarie City Council  
PO Box 1906  
HUNTER REGIONAL MAIL CENTRE NSW 2310

Attention: Shane Cahill

Dear Ms Cameron

### **Lake Macquarie City Housing Strategy**

I refer to Council's correspondence of 16 April 2020 regarding the *Lake Macquarie City Housing Strategy 2020* (the Strategy). Thank you for your patience while we resolve the process for endorsement of these Strategies. Lake Macquarie is the first housing strategy for our region and only the second in regional NSW.

I wish to congratulate Council on the completion of the Strategy and Council's ongoing commitment to delivering a strategic, evidence-based planning framework for your community.

I am particularly pleased with Council's intention to promote greater flexibility in its planning controls and remove barriers to infill land development in areas identified for growth. I expect the implementation of this approach will involve limited planning proposals for site specific provisions and a more strategic approach to the amendment of planning controls within the local government area.

The important characteristics of the Lake Macquarie are well recognised in the Strategy and supported by the actions proposed. The intention to investigate a 'greenbelt', as a policy for land use planning in order to retain the unique landscape, is noted. The Department would be keen to work with Council on the delivery of this work to ensure it aligns with strategic intent of the *Hunter Regional Plan 2036* and *Greater Newcastle Metropolitan Plan 2036*.

I agree the Strategy meets the requirements of Action 19.1 of the *Greater Newcastle Metropolitan Plan 2036*.

Please accept this correspondence as my conditional endorsement of the Strategy. Due to the additional investigation required before site-specific or policy planning proposals can be prepared, this endorsement cannot be used to justify any inconsistency with section 9.1 Ministerial directions.

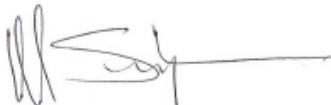
This endorsement is also conditional upon:

- recognition state environmental planning policy on housing diversity, design and place is evolving and any future planning proposals will need to respond to the relevant policies in place at the time;
- acknowledgement there is no commitment to changes to state environmental planning policies advocated by Council;
- future investigation into affordable housing contributions is consistent with the Department's *Guideline for Developing an Affordable Housing Contribution Scheme*; and
- further work is to be undertaken on the future growth areas, noting the existing land supply and the complex existing uses on parts of this land.

Please make a copy of this endorsement letter publicly available to your community.

Should you have any further enquiries about this matter, I have arranged for Ms Katrine O'Flaherty, Manager, Central Coast and Hunter Region to assist you. Ms O'Flaherty can be contacted on 4904 2710.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal line extending to the right.

23/11/2020

**Dan Simpkins**  
**Director, Central Coast and Hunter Region**  
**Planning and Assessment**