

Department of Planning, Housing and Infrastructure

Our ref: IRF 25/133

Ms Morven Cameron
Chief Executive Officer
Lake Macquarie City Council
PO Box 1906
HUNTER REGION MAIL CENTRE NSW 2310
Via email: council@lakemac.nsw.gov.au
jdunkerley@lakemac.nsw.gov.au

7 March 2025

Subject: Lake Macquarie City North West Catalyst Area Place Strategy

Dear Ms Cameron

I refer to Council's request that the Department approve the Lake Macquarie City North West Catalyst Area Place Strategy. I would like to acknowledge and commend Council on its significant efforts and commitment to strategic planning in Lake Macquarie in preparing the Strategy.

I am pleased to approve the Strategy subject to Council noting that any future planning proposals for land within the Strategy area will be required to demonstrate strategic merit consistent with the requirements of the Hunter Regional Plan 2041 and be supported by detailed studies and assessment of site-specific development constraints to confirm land suitability and consistency with relevant section 9.1 Ministerial Directions and State Environmental Planning Policies (including the recent Transport Orientated Development and/or Low to Mid Rise Housing Reforms).

The assignment of infrastructure responsibility and prioritisation identified in the Strategy is not endorsed as part of this approval. Further collaboration with relevant infrastructure providers will need to be undertaken during implementation of the Strategy to determine priority, responsibility and whether delivery is an individual or shared matter. I also encourage Council to consider and identify potential funding mechanisms to help support the successful implementation of the Strategy.

Should you have any enquiries regarding this matter, I have arranged for Ms Kate Campbell, Senior Planning Officer to assist you. Ms Campbell can be contacted on 5778 1401.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Craig Diss".

Craig Diss
Director, Hunter and Northern Region