

Gateway Determination

Planning Proposal (Department Ref: PP_2017_LAKEM_007_00): to rezone land at 121-127 Wye Road, Wye from R2 Low Density Residential to B1 Neighbourhood Centre and introduce associated development controls.

I, the Director Regions, Hunter, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Lake Macquarie Local Environmental Plan (LEP) 2014 to rezone land at 121-127 Wye Road, Wye from R2 Low Density Residential to B1 Neighbourhood Centre and introduce associated development controls should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to revise the retail assessment undertaken to consider the potential implications of the development proposed by the Central Coast Council proposal PP_2016_WYONG_005_00.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning 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 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Hunter Water Corporation;
 - Rural Fire Service; and
 - Central Coast Council.

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 56(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 timeframe for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 12th day of October 2017.

Monica Gibson
Director Regions, Hunter
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning