

## **Alteration of Gateway Determination**

### ***Planning proposal (Department Ref: PP\_2017\_CCOAS\_001\_00)***

I, Director Operations, Central Coast, at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 16 May 2017 (since altered) for the proposed amendment to the Wyong Local Environmental Plan 2013 as follows:

1. Delete: "condition 1"

and replace with: a new "condition 1"

"1. Prior to community consultation, Council is to update the Planning Proposal to:

- remove the proposed provisions and discussion regarding land reservation and compulsory acquisition over part of the site
- apply the R3 Medium Density Residential Zone over the whole site, by updating all of the mapping and removing any discussion in the proposal that relates to retaining the R2 Low Density Residential zone over part of the site;
- provide further justification for the proposed development standards, including consideration of the transition between the R3 and adjoining R2 zones;
- address the requirements of State Environmental Planning Policy (SEPP) 55 — Remediation of Land, to confirm the site is suitable for a R3 zone;
- update the Tables in Section B of the proposal, to discuss how the proposal addresses the requirements of the Central Coast Regional Plan and Section 117 Directions and ensure correct reference to Figures; and
- include an updated Project Timeline that reflects the changes outlined in this Gateway determination."

2. Delete: "condition 5"

and replace with a new condition 5

"5. The timeframe for completing the LEP is by 16 February 2020."

Dated 13<sup>th</sup> day of May 2019.



**Greg Sullivan**  
**Director Operations, Central Coast**  
**Planning Services**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and  
Public Spaces**