

Ms Morven Cameron
Chief Executive Officer
Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310

Our ref: PP-2021-566

Attn: Iain Moore, Strategic Land Use Planning Coordinator

Dear Ms Cameron

Planning proposal PP-2021-566 – Alteration of Gateway Determination to not proceed

I refer to Council's letter dated 8 April 2022 in relation to the progress of the above planning proposal that seeks to rezone land for low density residential and environmental living purposes at 40 Rayford Street, 16,17 & 19 Daydawn Avenue and 18 Winterlake Road, Warners Bay.

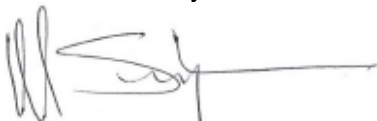
As delegate of the Minister for Planning and Homes, I have determined in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 22 June 2020 for PP-2021-566 (since altered) to not proceed. The Alteration of Gateway determination is enclosed.

I wish to make clear this action is not due to a lack of strategic merit of the proposed development. Rather, it is due to the planning proposal not being able to progress to public exhibition since the Gateway determination was issued on 22 June 2020 and the milestones in the agreed project schedule being missed. I note additional site investigations are needed to address biodiversity and vegetation management matters.

The Department would welcome consideration of a new planning proposal once the site investigations are completed, and the new planning proposal will be considered on its merits. Consideration will be given in assessing any new planning proposal, the technical studies and consultation with relevant public authorities undertaken for the above planning proposal.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Horal, Senior Planning Officer, Central Coast and Hunter Region to assist you. Mr Horal can be contacted on 4345 4409.

Yours sincerely



13/4/22

Dan Simpkins
Director, Central Coast and Hunter
Local and Regional Planning

Encl: Alteration of Gateway Determination