



Gary Murphy
Chief Executive Officer
Central Coast Council
PO Box 21
GOSFORD NSW 2250

Dear Mr Murphy

Planning proposal PP_2020_CCOAS_004_00 to amend *Wyong Local Environmental Plan 2013* or new Central Coast Local Environmental Plan

I am writing in response to Central Coast Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 23 July 2020 in respect of the above planning proposal.

I understand the planning proposal seeks to to rezone land and amend development standards to enable a mixed-use development that will include residential, seniors housing, community facilities, recreation, tourism and hospitality uses centred around the redeveloped Doyalson-Wyee Returned Services Leagues Club.

A Jemena high pressure gas service is located under an easement in the vicinity of the southern boundary of 110 Pacific Highway. It is best to avoid sensitive land uses (such as seniors housing) in proximity of the pipeline.

Given the potential safety and risk impacts associated with the proposed development, a risk assessment needs to undertake to demonstrate compliance with the risk criteria in the Department of Planning, Industry and Environment's *Hazardous Industry Planning Advisory Paper No. 10, 'Land Use Safety Planning'* (HIPAP 10) guideline. The risk assessment also needs to be consistent with Department's *Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'* (HIPAP 6) guideline to assess the risk (individual and societal) from the pipeline to all the population introduces within the planning proposal.

Further analysis is also required to demonstrate the existing high-pressure pipeline can continue to comply with AS 2885 requirements throughout the life of developments associated with the planning proposal by consulting with Jemena.

The above matters were not adequately addressed in the planning proposal submitted to the Department of Planning, Industry and Environment. As such, I have determined as the delegate of the Minister for Planning and Public Spaces the

planning proposal should be resubmitted when matters outlined in the enclosed Gateway determination have been addressed.

If the planning proposal is not resubmitted and considered adequate before the timeframe specified in the enclosed Gateway determination, it will be deemed as withdrawn.

In addition, the location of green corridors within and adjacent to the site could directly affect Lot 7340 DP1166918. I recommend Council undertake consultation with the Darkinjung Local Aboriginal Land Council about including their site in the planning proposal to achieve a more holistic outcome.

Should you have any enquiries about this matter, I have arranged for Mr Glenn Hornal, Senior Planning Officer, Central Coast and Hunter to assist you. Mr Hornal can be contacted on 4345 4409.

Yours sincerely



12/10/2020

Dan Simpkins

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

Encl: Gateway determination
Authorised plan-making reporting template