

## Gateway Determination

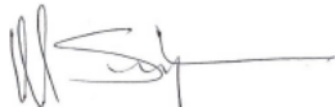
***Planning proposal (Department Ref: PP\_2020\_CCOAS\_005\_00): to rezone land for residential and private recreation purposes, amend development standards, remove existing additional permitted use provisions and include new additional permitted uses provisions on land at 49-65 Wentworth Avenue and 80-120 Pacific Highway, Doyalson.***

I, the Director, Central Coast and Hunter Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Wyong Local Environmental Plan 2013* (or new Central Coast Local Environmental Plan) should be resubmitted:

1. The resubmitted planning proposal should:
  - (a) include a risk assessment in consultation with Jemena to demonstrate compliance with the risk criteria in Department's '*Hazardous Industry Planning Advisory Paper No. 10 'Land Use Safety Planning'*' (HIPAP 10) guideline. The risk assessment is 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 introduced through the planning proposal;
  - (b) ensure the existing high-pressure pipeline can continue to comply with AS 2885 requirements throughout the life of the proposed development by consulting with Jemena;
  - (c) as the location of green corridors within and adjacent to the site could directly affect Lot 7340 DP1166918, it is recommended consultation with Darkinjung Local Aboriginal Land Council be undertaken on including the site in the planning proposal;
  - (d) biodiversity corridor locations and widths are reviewed in consultation with the relevant landholders and the Biodiversity Conservation Division;
  - (e) include information sufficient to confirm the site can be adequately serviced;
  - (f) identify the appropriate mechanism for satisfactory arrangements certification to be made for the provision of any designated State public infrastructure; and
  - (g) include an updated assessment for consistency with the Central Coast Local Strategic Planning Statement.

2. The time frame to resubmit the planning proposal is by 30 June 2021.

Dated 12<sup>th</sup> day of October 2020.

A handwritten signature in blue ink, appearing to read 'Dan Simpkins', with a long horizontal stroke extending to the right.

**Dan Simpkins**  
**Director, Central Coast and Hunter Region**  
**Planning and Assessment**  
**Department of Planning, Industry and**  
**Environment**

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