



Gateway Determination

Planning proposal (Department Ref: PP_2018_MCOAS_004_00): to amend the Great Lakes Local Environmental Plan 2014 to facilitate development of a highway service centre at 9844 Pacific Highway, Bulahdelah

I, the Group Deputy Secretary, Planning and Assessment 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* that an amendment to the Great Lakes Local Environmental Plan 2014 to facilitate development of a highway service centre at 9844 Pacific Highway, Bulahdelah should not proceed for the following reasons:

1. the planning proposal is inconsistent with the RMS Pacific Highway Service Centre Policy and Council's Great Lakes Highway Service Centre Strategy;
2. the planning proposal is inconsistent with the Hunter Regional Plan 2036, specifically Direction 4 – Enhance inter-regional linkages to support economic growth and Direction 20 – Revitalise existing communities; and
3. the planning proposal is inconsistent with section 9.1 Direction 5.4 Commercial and Retail Development along the Pacific Highway, North Coast and Direction 5.10 Implementation of Regional Plans, and the inconsistency is not justified.

Dated 11th day of July 2019.

**Marcus Ray
Group Deputy Secretary
Planning and Assessment
Department of Planning, Industry and
Environment**

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