



Mr Adrian Panuccio
General Manager
MidCoast Council
PO Box 450
FORSTER NSW 2428

Dear Mr Panuccio

Planning proposal PP_2018_MCOAS_004_00 to amend Great Lakes Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to amend the Great Lakes Local Environmental Plan 2014 to facilitate development of a highway service centre at 9844 Pacific Highway, Bulahdelah.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should not proceed. The planning proposal does not have strategic merit because it is inconsistent with:

- the Roads and Maritime Services (RMS) Pacific Highway Service Centre Policy and Council's Great Lakes Highway Service Centre Strategy;
- the Hunter Regional Plan 2036, specifically Direction 4 – Enhance inter-regional linkages to support economic growth and Direction 20 – Revitalise existing communities; and
- 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.

I note the proposed location of the highway service centre undermines the strategic approach of RMS's Pacific Highway Service Centre Policy to balance highway safety with travellers' needs, and to ensure that new commercial development reinforces the role of town centres.

The policy was most recently reviewed in 2014 and considered the inclusion of a highway service centre at Bulahdelah. The existing approach was upheld, determining that Bulahdelah is not an appropriate location as there is adequate

servicing along this stretch of the highway and the town centre provides a high level of servicing to passing traffic.

I note RMS's recent advice that it does not support a highway service centre at this location. I understand Council intends to review its own highway service centre strategy. I encourage Council to work with RMS and the community to ensure that a cohesive and strategic approach can be resolved for the MidCoast local government area.

Should you have any enquiries about this matter, I have arranged for Mr Ben Holmes to assist you. Mr Holmes can be contacted on 4904 2709.

Yours sincerely



Marcus Ray
Group Deputy Secretary
Planning and Assessment

11/07/2019
Encl: Gateway determination