



Ms Alison McCabe
Chair
Hunter and Central Coast Regional Planning Panel

Via email: enquiry@planningpanels.nsw.gov.au

Dear Ms McCabe

Planning proposal PP_2015_WYONG_002_00 – Alteration of Gateway Determination

I write in relation to the above planning proposal for low density residential and environmental protection purposes at 405-415 Pacific Highway, Lake Munmorah; 2 Kanangra Drive, Crangan Bay; and 425 Pacific Highway, Crangan Bay.

I have received advice on the progress made on meeting the conditions in the Gateway determination issued in February 2015. This has included the studies that have been undertaken and the advice provided by relevant public authorities.

The relevant strategic planning framework has also since been updated with the release of the Central Coast Regional Plan 2036, Central Coast Local Strategic Planning Statement, Interim Darkinjung Development Delivery Plan and draft Greater Lake Munmorah Structure Plan. These strategies all recognised the economic and social self-determination of Darkinjung Local Aboriginal Land Council.

I have determined as the delegate of the Minister for Planning and Public Spaces, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 19 February 2015 (since altered). The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr William Oxley, Manager, Local and Regional Planning to assist you. Mr Oxley can be contacted on 02 9585 6970.

Yours sincerely

17/12/2021
Monica Gibson
Executive Director
Local and Regional Planning

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_WYONG_002_00)

I, the Executive Director, Local and Regional Planning at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 19 February 2015 (since altered) for the proposed amendment to the *Wyong Local Environmental Plan 2013* as follows:

1. Delete:

“conditions 1 to 9”

and replace with:

new conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
2. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Ministerial directions:
 - Biodiversity and Conservation Division in relation to 2.1 Environment Protection Zones;
 - Transport for NSW in relation to 3.4 Integrating Land Use and Transport; and
 - NSW Rural Fire Service in relation to 4.4 Planning for Bushfire Protection.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The time frame for completing the LEP is to be 12 months following the date of the Gateway determination.

Dated 17th day of December 2021.



Monica Gibson
Executive Director
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces