

Gateway Determination

Planning proposal (Department Ref: PP-2022-1990): to create additional local provisions at Trinity Point Drive, Morisset Park.

I, the Director, Central Coast and Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) an amendment to the *Lake Macquarie Local Environmental Plan 2014* to create additional local provisions at Trinity Point Drive, Morisset Park should proceed subject to the following conditions:

1. The final planning proposal submitted to the Local Plan Making Authority is to identify heads of consideration for the design excellence provision in clause 7.16 to ensure the additional local provision can only be accessed where development exhibits design excellence and been considered by a relevant design review panel for both state significant development and other appropriate developments under Part 4 of the Act.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working days;
 - (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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021); and
 - (c) exhibition must commence on or before 16 May 2023.
3. the concurrent State Significant Development Concept Application (SSD-27028161) is exhibited at the same time or as close together as practical.
4. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act.
5. 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).
6. The LEP should be completed on or before 28 December 2023.

Dated 4 day of November 2022.

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

Dan Simpkins
Director, Central Coast and Hunter
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning and
Homes