

Date of instructions	13 November 2024
Attention to:	Department of Planning, Housing, and Infrastructure mapinstrument.drafting@dpie.nsw.gov.au GIS@planning.nsw.gov.au
Planning proposal number	PP-2022-3016
Address and Description	1377 Hue Hue Road Wyee – Lot 437 DP 755242
Principal instrument	Lake Macquarie LEP 2014
Proposed amendment number	Amendment No 15
Amendment Proposed	Map only
Consistent with gateway determination	Yes
Relevant provisions	N/A
Relevant maps	Land zone map Minimum lot size map Urban Release Area map

Background	<p>The planning proposal was approved by a delegate of the Minister for Planning in a gateway determination dated 25 August 2023. Due to unexpected delays in pre-agency consultation, Council sought three alterations to gateway determination in 2024. The Department approved the latest extension to finalise the planning proposal by the 13 December 2024.</p> <p>The planning proposal was initially exhibited to the public from 1 May to 29 May 2024 and then re-exhibited from 1 August to 28 August 2024. There were three submissions received (refer to submissions summary attachment 2).</p>
Instructions	<p>This is a map only amendment to:</p> <ul style="list-style-type: none"> • Rezone the northern part of the subject site (1377 Hue Hue Road Wyee) from RU2 Rural Landscape to R2 Low-Density Residential. There is also a realignment of zone boundaries between the proposed R2 Low-Density Residential and the existing (southern) C2 Environmental Conservation zoned land. • Minimum lot size from 20 hectares (ha) to 450m² • Amend the Urban Release Area map to include the proposed R2 Low- Density residential part of the subject site. <p>I confirm that the amended maps are currently being finalised and have been provided to the relevant officers at the Department.</p>

Timeframe	As specified in the LEP Making Guideline for standard planning proposals.
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Contact	Ms. Mashal Moughal – Strategic Land Use Planner Phone: 024921 0556 email: mmoughal@lakemac.nsw.gov.au
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Endorsed by	Matthew Hill – Coordinator Strategic Land Use Planning Phone: 02 4921 0498 Email: mhill@lakemack.nsw.gov.au
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Attachments

Item 1	Evidence all Gateway conditions have been satisfied	Attachment 1
Item 2	evidence relevant section 9.1 Directions have been addressed	
Item 3	evidence that public exhibition occurred for the required period and all agencies were consulted in accordance with the Gateway determination	Attachment 2
Item 4	a copy of submissions received from authorities and government agencies	
Item 5	a copy of the council report, including details of public exhibition and a summary of submissions received including the proponent's response to submissions (if provided) and discussion of agency submissions and how they were addressed	Attachment 3
Item 6	a copy of the council resolution endorsing the proposal and VPA for finalisation	Attachment 4
Item 7	any recommendation by an independent planning panel details of any changes made to the planning proposal post-exhibition, or a statement that no changes have been made	N/A
Item 8	the final planning proposal	Attachment 5
Item 9	Endorsed Planning Agreement	Attachment 6
Item 9	draft maps, cover sheets and GIS data (where relevant) ²⁰ and confirmation that they have been uploaded to the Planning Portal	Attachments 7A and 7B