



Ms Alison McCabe
Chair
Hunter and Central Coast Regional Planning Panel
enquiry@planningpanels.nsw.gov.au

Dear Ms McCabe

Planning proposal PP-2021-7303 at 300 Woy Woy Road, Kariong

I am writing in response to a request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land at 300 Woy Woy Road, Kariong.

As delegate of the Minister for Planning and Public Spaces, I have determined the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Ministerial direction 4.1 Acid Sulfate Soils is justified in accordance with the terms of the direction. No further approval is required in relation to this direction.

The Panel may still need to obtain the agreement of the Secretary to comply with the requirements of the following section 9.1 Ministerial directions:

- 2.1 Environment Protection Zones;
- 2.3 Heritage Conservation;
- 3.4 Integrating Land Use and Transport; and
- 4.4 Planning for Bushfire Protection.

I have considered the nature of the planning proposal and have determined not to condition the Gateway for the Panel to be the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. The Panel should commence the exhibition of the planning proposal no later than **1 June 2022**. The Panel's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The NSW Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr William Oxley, Manager, Central Coast and Hunter to assist you. Mr Oxley can be contacted on 9585 6970.

Yours sincerely



17/12/2021

Monica Gibson
Executive Director
Local and Regional Planning

Encl: Gateway determination