



Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000



Dear Professor O'Kane

**Request for Gateway determination review of PP_2018_MCOAS_004_00 –
9844 Pacific Highway, Bulahdelah**

I am writing to advise that the Department of Planning, Industry and Environment has received a Gateway determination review request for the above planning proposal. Details of the planning proposal are summarised below:

Dept. ref. no	PP_2018_MCOAS_004_00
LGA	MidCoast
LEP to be amended	Great Lakes Local Environmental Plan 2014
Address/ location	9844 Pacific Highway, Bulahdelah
Proposal	The planning proposal seeks to amend the Great Lakes LEP 2014 to facilitate a highway service centre at 9844 Pacific Highway, Bulahdelah (Part Lot 100 DP 1139447). The proposal seeks to allow a highway service centre through an additional permitted use mapped on a portion of the lot and ensure that a future highway service centre can be subdivided from the remainder of the lot.

A Gateway determination issued on 11 July 2019 determined that the proposal should not proceed. The proponent has requested a review of the Gateway determination as they believe the planning proposal has merit to proceed.

The commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the planning proposal should proceed past Gateway.

The advice and recommendation should be provided within 28 days of receipt of this letter and sent to the Department of Planning, Industry and Environment at GPO Box 39, Sydney NSW 2001. The commission may also seek the views of the proponent, Council and the Department in providing its advice.

The following information and documents are enclosed to assist the commission in its review:

- the Department's justification assessment report;
- the planning proposal;
- the Gateway determination;
- MidCoast Council's comments; and
- the proponent's review request and submission.

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages in the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any enquiries about this matter, I have arranged for Mr Greg Sullivan, Director, Central Coast and Hunter Region, at the Department to assist you. Mr Sullivan can be contacted on 4345 4479.

Yours sincerely



Tim Hurst
Deputy Secretary, Local Government, Planning and Policy
Planning and Assessment

16/12/19
Encl: Department's justification assessment report
Planning proposal
Gateway determination
Council's comments
Proponent's review request and submission