

14 October 2019

James Shelton
Acting Team Leader, Central Coast and
Hunter, Planning and Assessment
NSW Department of Planning, Industry &
Environment

PO Box 1226

NEWCASTLE NSW 2300

Email: Andrew.Hill@planning.nsw.gov.au & James.Shelton@planning.nsw.gov.au

Ref: 19/39467; S1693
Your ref: PP_2018_MCOAS_004_00
Enquiries: Richard Pamplin

Dear James

**Review of Gateway determination at 9844 Pacific Highway, Bulahdelah
PP_2018_MCOAS_004_00**

Thank you for your letter (undated) notifying Council of the review of Gateway determination lodged by the proponent with the Department and inviting Council to provide comment.

A report was prepared for Council on this matter prior to the Department's letter and was considered at its Ordinary Meeting on 25 September 2019 where the following was resolved:

- 1. That the proponent be advised that Council strongly supports their application to the NSW Department of Planning, Industry and Environment for a Gateway Determination Review for the Bulahdelah Highway Service Centre Planning Proposal.*
- 2. That the NSW Department of Planning, Industry and Environment be advised that Council strongly supports the proponent's application for a Gateway Determination Review for the Bulahdelah Highway Service Centre Planning Proposal.*
- 3. That Council requests the NSW Department of Planning, Industry and Environment for a positive review to permit the Planning Proposal to proceed.*

In regard to items 2 and 3 above, it is Council's position that this Planning Proposal is consistent with the intent of all relevant State, regional and local plans and policies.

Council believes that the reasons for refusal listed in the Gateway determination are inaccurate and represent a different interpretation of these plans and policies. Specifically:

- 1. The planning proposal is inconsistent with the RMS Pacific Highway Service Centre Policy and Council's Great Lakes Highway Service Centre Strategy.*

The intent of these documents in regard to Bulahdelah was to encourage highway traffic to enter the town to access fuel and fast food outlets. What has occurred in Bulahdelah is that this has not been realised (2 service stations have closed and no traditional fast food outlets [e.g. Macdonalds] have opened). Instead, the town has re-orientated itself to cater for 'grey-nomads' and the travelling public who are after a longer break and willing to spend time at the pub and cafes.



A HSC on the outskirts of Bulahdelah would therefore not directly compete with the target market of the Bulahdelah township, but would instead provide much needed employment opportunities for its local population. This, itself, will provide an economic advantage to the township of Bulahdelah.

2. *The planning proposal is inconsistent with the Hunter Regional Plan 2036, specifically Direction 4 – Enhance inter-regional linkages to support economic growth and Direction 20 – Revitalise existing communities.*

The planning proposal clearly meets Direction 4 of the Hunter Regional Plan 2036, as it provides a service function to the travelling public and supports economic development on the edge of the Bulahdelah township.

As mentioned above, a HSC in this location will provide significant additional employment opportunities to the local population and as such meets Direction 20.

3. *The planning proposal is inconsistent with Section 9.1 Direction 5.4 Commercial and Retail Development along the Pacific Highway, North Coast and Direction 5.10 Implementation of Regional Plans, and the consistency is not justified.*

Ministerial Direction 5.4 provides criteria for the establishment of a HSC if its location is not specified. The planning proposal clearly demonstrates how it meets these criteria. Additionally, as specified above, the planning proposal is in alignment with the Hunter Regional Plan 2036 and is consistent with Ministerial Direction 5.10.

Council would like the Department to reconsider its position on this planning proposal and support the requested review so the Gateway Determination can be issued, as originally sought by Council.

Yours sincerely



Paul De Szell
Director Liveable Communities