



## Alteration of Gateway Determination

*Planning proposal (Department Ref: PP\_2020\_CCOAS\_002\_00)*

I, the Director, Central Coast and Hunter Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 28<sup>th</sup> July 2020 for the proposed amendment to the *Wyong Local Environmental Plan 2013* as follows:

1. Change the description of the planning proposal

**from** “amend *Wyong Local Environmental Plan 2013* to enable a manufactured home estate on 45 Mulloway Road Chain Valley Bay and to protect the vegetated land on the south of the site.”

**to** “amend *Wyong Local Environmental Plan 2013* to enable low density residential and a manufactured home estate on 45 Mulloway Road Chain Valley Bay and to protect the significant vegetation along the southern boundary”

2. Delete:

“condition 1 The planning proposal is to be updated prior to public exhibition to:


- a. include an assessment against clause 9 and schedule of 2 of *State Environmental planning Policy No 36 – Manufactured Home Estates*;
- b. confirm the width of the proposed E2 Environmental Conservation zone to align with the position of environmental zones on adjoining land, which together must form an appropriate biodiversity corridor for the area;
- c. update the assessment against the *State Environmental Planning Policy (Koala Habitat Protection) 2019*;
- d. identify any offsetting that would be required in response to any proposed clearing of vegetation on the site;
- e. identify the appropriate mechanism for satisfactory arrangements certification to be made for the provision of any designated State public infrastructure;
- f. update the assessment against the Central Coast Local Strategic Planning Statement; and
- g. include appropriate minimum lot size and building heights LEP maps.”

and replace with:

The planning proposal is to be updated prior to public exhibition to:

- a. include an assessment against clause 9 and schedule of 2 of *State Environmental planning Policy No 36 – Manufactured Home Estates*;
  - b. confirm the width of the proposed E2 Environmental Conservation zone to align with the position of environmental zones on adjoining land, which together must form an appropriate biodiversity corridor for the area;
  - c. update the assessment against the *State Environmental Planning Policy (Koala Habitat Protection) 2019*;
  - d. identify any offsetting that would be required in response to any proposed clearing of vegetation on the site;
  - e. identify the appropriate mechanism for satisfactory arrangements certification to be made for the provision of any designated State public infrastructure;
  - f. update the assessment against the Central Coast Local Strategic Planning Statement;
  - g. include appropriate minimum lot size and building heights LEP maps; and
  - h. update the assessment against applicable section 9.1 Ministerial directions to recognise that part of the land is proposed to be rezoned to R2 Low Density Residential.
3. Add to condition 2:
- c. Public exhibition is to commence by 1 July 2021.

Dated 28 day of April 2021



**Dan Simpkins**  
**Director, Central Coast and Hunter Region**  
**Planning and Assessment**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning and**  
**Public Spaces**