



Gateway Determination

Planning proposal (Department Ref: PP_2019_MIDCO_001_00): to rezone Lot 1 DP 1234229 from RE1 Public Recreation to R3 Medium Density Residential and amend associated development standards.

I, the Acting Director Central Coast and Hunter at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Great Lakes Local Environmental Plan (LEP) 2014 to rezone Lot 1 DP 1234229 from RE1 Public Recreation to R3 Medium Density Residential and amend associated development standards should proceed subject to the following conditions:

1. The planning proposal shall be updated prior to public exhibition to:
 - (a) include a Coastal Planning and Hazards Assessment and relevant mapping;
 - (b) include an Acid Sulfate Soil Assessment addressing Section 9.1 Direction 4.1 Acid Sulfate Soils;
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the NSW Rural Fire Service under section 3.34(2)(d) of the Act and/or to comply with the requirements of section 9.1 Direction 4.4 Planning for Bushfire Protection.

The public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated *30th* day of *September* 2019.



Greg Sullivan
Acting Director Central Coast and
Hunter
Planning and Assessment
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces