



Gateway Determination

Planning proposal (Department Ref: PP_2020_CCOAS_003_00): to enable additional permitted uses on the subject land including eco-tourist facilities, camping grounds, tourist and visitor accommodation; recreation facilities (outdoor), extensive agriculture, function centres, entertainment facility and food and drink premises at the Glenworth Valley Outdoor Adventures site.

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(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Gosford Local Environmental Plan 2014* (or new Central Coast Local Environmental Plan) to enable additional permitted uses at the Glenworth Valley Outdoor Adventures site should proceed subject to the following conditions:

1. The planning proposal is to be updated prior to community consultation to:
 - a) clarify the explanation of provisions section to show what new or expanded activities would be permitted, as opposed to existing use rights, for each proposed additional permitted use;
 - b) include an assessment for consistency with Central Coast Local Strategic Planning Statement; and
 - c) include information sufficient to address wastewater management.
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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - NSW Rural Fire Service
 - Biodiversity and Conservation Division
 - Transport for NSW
 - National Parks and Wildlife Service
 - Crown Land in NSW
 - Darkinjung Local Aboriginal Land Council
 - Heritage NSW

- Department of Primary Industries
- Division of Resources and Geoscience
- NSW Environment Protection Authority

Each 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) approval from the all landowners has been sought;
 - (c) the planning proposal is consistent with section 9.1 Ministerial directions or the Secretary has agreed that any inconsistencies are justified; and
 - (d) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to **18 months** following the date of the Gateway determination.

Dated 6th day of August 2020.



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