



Gateway Determination

Planning proposal (Department Ref: PP-2021-7303): rezone land at 300 Woy Woy Road, Kariong.

I, the Executive Director, Local and Regional Planning 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 *Central Coast Local Environmental Plan* to rezone land at 300 Woy Woy Road, Kariong should proceed subject to the following conditions:

1. The planning proposal is to be updated to:
 - (a) include the proposed additional permitted use map;
 - (b) incorporate the outcomes of the strategic bushfire assessment; and
 - (c) update the response to section 9.1 Ministerial direction 2.6 Remediation of Contaminated Land.

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (d) the planning proposal must be made publicly available for a minimum of **28 days**;
 - (e) 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; and
 - (f) public exhibition commences by **1 July 2022**.

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 Ministerial directions:
 - NSW Rural Fire Service;
 - Biodiversity Conservation Division;
 - Heritage NSW;
 - Central Coast Council;
 - Transport for NSW; and
 - National Parks and Wildlife Service.

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 time frame for completing the local environmental plan is to be **12 months** following the date of the Gateway determination.

Dated 17th day of December 2021.



Monica Gibson
Executive Director
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces