

Gateway Determination

Planning proposal (Department Ref: PP-2023-2245): to reclassify 10 Council owned sites (13 lots) from 'community' land to 'operational' land and extinguish existing Public Trusts.

I, Director, Hunter and Central Coast at the Department of Planning 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 *Central Coast Local Environmental Plan 2022* and *State Environmental Planning Policy (Precincts - Regional) 2021* to reclassify 10 Council owned sites from 'community' land to 'operational' land and extinguish existing Public Trusts should proceed subject to the following conditions:

Gateway Conditions

1. The planning proposal is amended prior to public exhibition to:
 - (a) seek to rezone from RE1 Public Recreation to RE2 Private Recreation the sites at 48W Wallarah Road, Gorokan, 191 Wallarah Road, Kanwal and Part 2-4 Park Road, The Entrance
 - (b) provide updated mapping for local environmental plan map 'Land Reclassification Map – Part Lots', in the format of the standard local environmental plan map to identify the proposed classification of land
 - (c) include the full assessment against section 9.1 Ministerial directions
 - (d) update Appendix B to correctly identify the land use zone for 15 Yarralla Road, Toukley
 - (e) update the project timeline to reflect the timelines included in this determination.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days
 - (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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

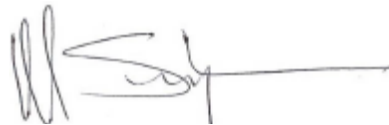
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- NSW Rural Fire Service
- Biodiversity and Conservation Division.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is required to be held into the matter in accordance with Section 29 of the *Local Government Act 1993* and the Department's Practice Note PN 16-001.
5. The local environmental plan should be completed on or before 28 August 2024.

Dated 15 November 2023

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal line extending to the right.

Dan Simpkins
Director Hunter and Central Coast
Planning, Land Use Strategy and Housing
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces