

## Gateway Determination

**Planning proposal (Department Ref: PP-2023-2340):** to rezone rural land to C2 Environmental Conservation and C4 Environmental Living and amend minimum lot size.

I, the Director, Agile Planning 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 to rezone land to C2 Environmental Conservation and C4 Environmental living and to amend the minimum lot size.

### Gateway Conditions

1. The planning proposal is to be updated prior to public exhibition to:
  - a) Confirm the number of Aboriginal Heritage site/s affected by the planning proposal and if they should be listed and mapped in the CCLEP 2022. If not, identify any appropriate provisions currently in place for their protection, and update Ministerial Direction 3.2 as appropriate.
  - b) Include an assessment of the proposal against the Draft Central Coast Local Housing Strategy (January 2023).
  - c) Update the name of Direction 9.1 from Primary Production to Rural Zones.
  - d) Provide additional information against 9.2 Rural lands to confirm consistency with the Direction.
  - e) Include the NSW RFS comments (July 2023) as part of the exhibition material.
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 complex 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 30 working 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 *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 Environment and Heritage
  - Heritage NSW
  - Transport for NSW
  - NSW Department of Primary Industries

- Hunter Water Corporation
- Central Coast Council
- Relevant utility providers

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 40 working 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 the Panel 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 LEP should be completed by 20 January 2025.

Dated 22 December 2023



**Louise McMahon**  
**Director**  
**Agile Planning**  
**Department of Planning and Environment**  
  
**Delegate of the Minister for Planning and**  
**Public Spaces**