

Gateway Determination

Planning proposal (Department Ref: PP-2023-581): to rezone part of Lot 694 DP 1294243, 243 Green Park Parade, Woongarra to R1 General Residential.

I, the Director, North, East and Central Coast at the Department of Planning, Housing and Infrastructure, 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 part of Lot 694 DP 1294243, 243 Green Park Parade, Woongarra to from MU1 Mixed Use and E1 Local Centre to R1 General Residential should proceed subject to the following conditions.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 13 June 2025.

Gateway Conditions

1. The planning proposal is to be updated prior to agency and community consultation to:
 - (a) amend the street address and property description throughout from 2 Woongarra Road to 243 Green Park Parade and reflect the updated Lot and DP description;
 - (b) revise mapping throughout to align the boundary of the subject site;
 - (c) update discussion regarding the Draft Greater Warnervale Structure Plan to clarify Council's decision to adopt the final Greater Warnervale Structure Plan and the Departments endorsement of the Structure Plan and Local Housing Strategy;
 - (d) include a summary of the comments provided by the Local Planning Panel; and
 - (e) amend the Project Timeline to reflect the Gateway determination finalisation date.
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; 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 NSW Rural Fire Service 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 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 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).

Dated 4 November 2024



Jazmin van Veen
Director, Local Planning (North, East and
Central Coast)
Local Planning & Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces