

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-555):** to rezone and amend the development provisions applied to Lot 1 DP 712505 and Part of the Somersby Falls/Myoora Road Corridor.

I, the Director, Local Planning and Council Support (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 and amend the development provisions applied to Lot 1 DP 712505 and Part of the Somersby Falls/Myoora Road Corridor should proceed subject to the following:

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 11 July 2025.

### Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to
  - (a) provide updated mapping of existing planning controls which shows the full extent of the subject land; and
  - (b) provide an updated timeframe in alignment with the finalisation date established by the Department.
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 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:
  - (a) NSW Rural Fire Service
  - (b) Ausgrid
  - (c) NSW Department of Climate Change, Energy, the Environment and Water.
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 24 October 2024



**Jazmin van Veen**  
**Director, Local Planning (North, East and**  
**Central Coast)**  
**Planning Land Use Strategy, Housing**  
**and Infrastructure**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**