

Gateway Determination

Planning proposal (Department Ref: PP-2022-2064): reclassify from 'community' to 'operational' land at 73-75 Mann Street Gosford.

I, the Director, Central Coast and Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *State Environmental Planning Policy (Precincts – Regional) 2021* to reclassify Lot B DP 321076 and Lot 2 DP 543135, 73-75 Mann Street Gosford from 'community' to 'operational' land should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - a. reflect the correct Schedule of *State Environmental Planning Policy (Precincts – Regional) 2021* being Schedule 8 Part 1; and
 - b. demonstrate consistency with the relevant section 9.1 Ministerial directions in section 01 "assessment and endorsement".
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 Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 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 Guidelines* (Department of Planning and Environment, 2021); and
 - (c) exhibition must commence within two months following the date of the gateway determination.
3. A public hearing is not required to be held into the matter under section 3.34(2)(e) of the Act. However, a public hearing is required to be held into the matter in accordance with the Section 29 of the *Local Government Act, 1993* and the Department's Practice Note PN 19-001, as the planning proposal involves a reclassification from 'community' to 'operational' land.
4. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act
5. The LEP should be completed on or before 8 December 2023.

Dated 13th day of September 2022.

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

Dan Simpkins
Director, Central Coast and Hunter Region
Department of Planning and Environment

Delegate of the Minister for Planning and
Homes