IRF25/1525

Gateway determination report – PP-2024-2644

Rezoning and FSR amendments for 30, 32 Caroline Street and 2A Melbourne Street, East Gosford

July 25



Published by NSW Department of Planning, Housing and Infrastructure

dpie.nsw.gov.au

Title: Gateway determination report – PP-2024-2644

Subtitle: Rezoning and FSR amendments for 30, 32 Caroline Street and 2A Melbourne Street, East Gosford

© State of New South Wales through Department of Planning, Housing and Infrastructure 2025. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Housing and Infrastructure as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (July 25) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Housing and Infrastructure), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

Contents

1 Planning proposal 1
1.1 Overview 1
1.2 Objectives of planning proposal 1
1.3 Explanation of provisions 2
1.4 Site description and surrounding area 2
1.5 Mapping 3
1.6 Background 6
2 Need for the planning proposal 6
3 Strategic assessment 6
3.1 Regional Plan 6
3.2 Local 7
3.3 Local planning panel (LPP) recommendation 8
3.4 Section 9.1 Ministerial Directions 8
3.5 State environmental planning policies (SEPPs) 11
4 Site-specific assessment 11
4.1 Environmental 11
4.2 Social and economic 12
4.3 Infrastructure & Servicing 12
4.4 Flooding 12
5 Consultation 13
5.1 Community 13
5.2 Agencies 13
6 Timeframe 14
7 Local plan-making authority 14
8 Assessment summary 14
9 Recommendation 14

Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Gateway Determination
Letter to Council
Attachment A: Planning Proposal
Attachment B: Council Meeting Minutes (27 May 2025)
Attachment C: Minutes of Local Planning Panel Meeting
Attachment D: AHIMS 200m Search Results

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Central Coast Council
PPA	Central Coast Council
NAME	Rezoning and FSR amendments for 30, 32 Caroline Street and 2A Melbourne Street, East Gosford
NUMBER	PP-2024-1236
LEP TO BE AMENDED	Central Coast Local Environmental Plan 2022
ADDRESS	30,32 Caroline Street and 2A Melbourne Street, East Gosford
DESCRIPTION	Lot 1 DP996521, Lots 1 and 2 DP 518926
RECEIVED	17/06/2025
FILE NO.	IRF25/1525
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal (**Attachment A**) contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Rezone the site from R2 Low Density Residential to R1 General Residential.
- Adopt the floor space ratio (FSR) of 0.5:1 that applies to surrounding R1 General Residential land to the site.
- Include the land in ‘Area 1’ on the Floor Space Ratio Additional Controls Map.

The intended outcomes of the planning proposal are to:

- Align the zoning of the site and adopt the development standards applying to adjoining land. The site is to be included in ‘Area 1’ on the Floor Space Ratio Additional Controls Map.
- To create opportunity for additional housing and additional housing options on site.

1.3 Explanation of provisions

The planning proposal seeks to amend the Central Coast LEP 2022 as outlined in **Table 3** below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	R2 Low Density Residential	R1 General Residential
Maximum height of the building	8.5m	No change
Floor space ratio	N/A	0.5:1
Minimum lot size	550m2	No change
Floor Space Ratio Additional Controls Map	N/A	Area 1
Number of dwellings	3	Potential for 16 total

Under the Central Coast LEP 2022, Area 1 on the Floor Space Ratio Additional Controls Map applies to land where the maximum FSR is permitted to exceed to mapped FSR and allow:

- 0.7:1 if the building is for residential flat buildings or multi dwelling housing, all on-site parking is in the basement, and the site area is at least 1,000m².
- 0.6:1 if the same conditions apply but the site area is less than 1,000m².

These provisions aim to encourage higher density development with appropriate design and parking solutions.

The planning proposal will need to be updated to include the relevant mapping and a clear definition of 'Area 1' under the Central Coast LEP 2022. Council should also provide a brief analysis of how the Area 1 designation may influence development outcomes on the site.

1.4 Site description and surrounding area

The site is in the East Gosford residential area, which is primarily a medium density housing area, 1.9km south-east of Gosford CBD. The site is located 340m south of the East Gosford local commercial centre and 3.4km west of the Erina Fair Regional Shopping Centre (**Figure 1**).

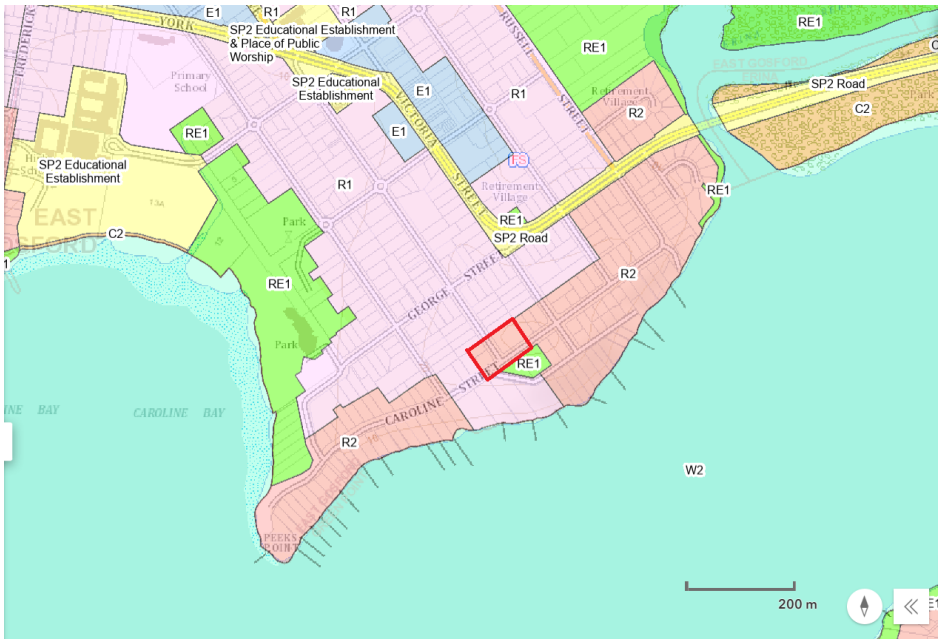


Figure 1 Zoning context (source: Planning Portal eSpatial Viewer, 2025)

The site comprises of three separate lots as well as part of the adjoining road reserves (**Figure 2**). The three lots are:

• 32 Caroline Street, East Gosford (Lot 1 DP996521)

• 30 Caroline Street, East Gosford (Lot 2 DP 518926)

• 2A Melbourne Street, East Gosford (Lot 1 DP 518926)

The sites are located near a high point along Caroline Street to the east and on moderately sloping land. All properties contain older detached dwelling houses. The surrounding land contains a mixture of residential, multi dwelling housing and a public park. The Department notes that the adjoining land to the north and west of the site is zoned R1 General Residential (**Figure 3**).



Figure 2 Subject site shown edged in red (source: planning proposal, March 2025)

1.5 Mapping

The planning proposal includes mapping (**Attachment A**) that illustrates the proposed changes to the Land Zoning Map and Floor Space Ratio Map (**Figures 3 and 4**). As the Floor Space Ratio Additional Controls Map was not included in the planning proposal, the Department has added this

map that reference the planning proposal intention to include the site within Area 1 (**Figure 5**), which is considered suitable for community consultation.



Figure 3 Current (top) and proposed zoning map (bottom) with site edged in red (source: planning proposal, March 2025)

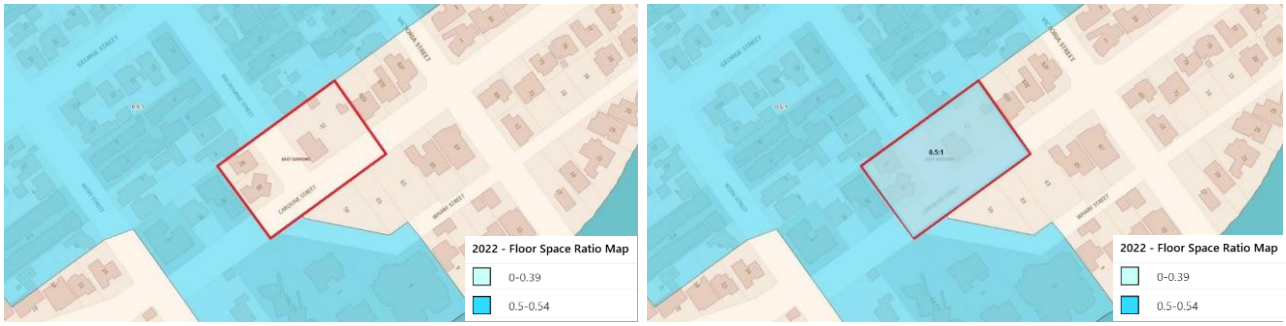


Figure 3 Current (left) and proposed Floor space ratio map (right) with site edged in red (source: planning proposal, March 2025)



Figure 6 Current (top) and proposed Floor space ratio additional controls map (bottom) site edged in red (source: Central Coast online mapping, 2025)

1.6 Background

The planning proposal was prepared by Council in response to the emerging character of the East Gosford precinct and seeks to rationalise zoning inconsistencies by extending the R1 General Residential zone over the site. This reflects the zoning pattern of surrounding land and facilitates a wider range of permissible residential uses consistent with recent development trends and strategic housing objectives.

It is noted development consent was granted by Council in November 2022 for the subdivision of 32 Caroline Street into 3 lots (DA/63550/2021). A modification application (DA/63550/2021/B) is currently under consideration by council to alter the lot layout of the site.

2 Need for the planning proposal

The Department notes that the proposal is not the result of a specific strategic study but is consistent with the strategic directions of the Central Coast Regional Plan (CCRP) 2041, Central Coast Local Housing Strategy (2024) and Council's Local Strategic Planning Statement (LSPS) 2020 which encourage housing diversity and medium density development in well located areas.

The planning proposal aims to amend the zoning of the site from R2 Low Density Residential to R1 General Residential, providing additional housing opportunities and choices consistent with the zoning of adjoining land.

The planning proposal process is deemed the best means of achieving these objectives and intended outcomes, as it is the only method to amend the zoning of the site under the CCLEP.

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Central Coast Regional Plan 2041.

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 1: A prosperous Central Coast with more jobs close to home	Consistent. While the proposal relates to residential land, it supports the broader regional objective by facilitating housing supply near an established local centre, which contributes to the viability of local business and employment nodes.
Objective 3: Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive, and vibrant communities	Consistent. The site is within walking distance of East Gosford's commercial centre, public transport, Hargraves Park and community services. The rezoning will enhance access to well-located housing and contribute to a walkable and connected neighbourhood.
Objective 5: Plan for 'nimble neighbourhoods', diverse housing, and sequenced development	Consistent. The rezoning will broaden the range of housing types, enabling a more flexible response to changing demographics and market conditions, in line with the Central Coast Regional Plan's direction to support housing diversity.

Objective 6: Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments	Consistent. The site is not mapped as heritage items or environmentally sensitive areas.
Objective 7: Reach net zero and increase resilience and sustainable infrastructure	Consistent. While the planning proposal does not prescribe development outcomes, future housing on the site will be required to meet BASIX and sustainability standards under the NSW planning system.
Objective 8: Plan for businesses and services at the heart of healthy, prosperous, and innovative communities	Consistent. The proposal increases the resident population within walking distance of local centre, which supports patronage of nearby businesses and contributes to a vibrant mixed-use environment.

3.2 Local

The planning proposal is consistent with the Central Coast Local Strategic Planning Statement and Local Housing Strategy as outlined in the **Table 5** and **Table 6** below:

Table 5 Central Coast Local Strategic Planning Statement 2020

Local Strategies	Justification
Priority 5 – Develop active and liveable centres	The proposal supports this objective by facilitating additional housing within walking distance of the East Gosford local centre, contributing to centre vitality and enabling more residents to live close to services and amenities.
Priority 8 – Provide for the housing needs for our growing region	The proposal enables an uplift in housing supply and diversity by broadening the range of permissible residential types. The R1 zone supports multi-dwelling housing and residential flat buildings, which meets the future housing needs of a changing population. Based on the proposed rezoning and application of a 0.5:1 floor space ratio, the site could accommodate up to 16 dwellings, compared to a current theoretical maximum of 9 dwellings under existing R2 zoning. This represents a modest increase in development capacity, subject to design feasibility, car parking provision and potential site consolidation. The uplift supports the strategic goal of increasing housing supply in well-serviced, accessible urban areas. Additionally, the inclusion of the site in ‘Area 1’ on the Floor Space Ratio Additional Controls Map introduces further development flexibility supporting higher density outcomes where appropriate design and parking solutions are provided.

Table 6 Central Coast Local Housing Strategy

Local Strategies	Justification
I2 – Ensure new development is well planned with access to public transport, green space and community facilities	The site is located withing 250m of a bus stop, 340m of the East Gosford local centre and directly adjoins Hargraves Park. This rezoning support housing in a location with high levels of accessibility and amenity.
L4 – Provide equitable and affordable housing options	While the proposal does not deliver affordable housing directly, it supports increased market supply and choice, contributing to broader affordability outcomes in the region

3.3 Local planning panel (LPP) recommendation

The Central Coast Local Planning Panel (LPP) considered the matter on 10 April 2025 (**Attachment B**). The LPP's recommendations were:

> *The Panel advises Council to proceed with the planning proposal for Lot 1 DP 996521 – 32 Caroline Street, Lot 2 DP 518926 – 30 Caroline Street and Lot 1 DP 518926 – 2A Melbourne Street, East Gosford, to amend the Central Coast Local Environmental Plan (LEP) 2022 to:*
>
> *a) Rezone the sites to R1 General Residential;*
>
> *b) Apply a floor space ratio of 0:5:1;*
>
> *c) Include the land in 'Area 1' on the Floor Space Ratio Additional Controls Map*

3.4 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed in **Table 7** below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 – Implementation of regional plans	Yes	The planning proposal aligns with the Central Coast Regional Plan 2041 by supporting housing growth in the Somersby to Erina Growth Corridor. It encourages compact urban form and contributes to 15-minute neighbourhood objectives by facilitating walkable access to East Gosford's local centre and public transport. Consistency with the Regional Plan is further discussed in 3.1.
3.1 – Conservation zones	Not Applicable	While this direction applies, it is noted that the site is not identified as containing environmentally sensitive land or conservation zones under the Central Coast LEP 2022.

3.2 – Heritage Conservation	Not Applicable	This direction applies to all planning proposal however the Department notes that the site is not heritage listed and no heritage items or conservation areas are in proximity. The planning proposal is supported by an AHIMS search (**Attachment D**) which confirms no recorded Aboriginal sites within 200m of the site.
4.1 - Flooding	Yes	The objective of this direction is to ensure appropriate consideration of flood impact and the LEP provisions are commensurate to flood risk. This direction applies as part of the site is mapped as subject to flooding. While the site is not mapped within the 1% Annual Exceedance Probability (AEP) flood extent, a small portion of 32 Caroline Street is identified as subject to Probable Maximum Flooding (PMF). Additionally, a minor area of 2A Melbourne Street is mapped within the Flood Planning Area but is not affected by the probable maximum flood (PMF). The PMF-affected area is classified as low hazard (H1), indicating it is generally safe for people, vehicles and buildings, and does not pose evacuation constraints or impact land use suitability. The Department considers this to be low risk that can be addressed through existing planning controls. Subdivision consent (DA/63550/2021) was previously granted without flood-related conditions, suggesting that the flood risk is manageable. Future development will be subject to Council's LEP Clauses 5.21 and 5.22 and assessed in accordance with the Floodplain Development Manual 2005 and Considering Flooding in Land Use Planning Guideline 2021. The proposal seeks to facilitate a minor increase in development potential which is not considered significant and is unlikely to result in increased requirement for government spending to support emergency management. The planning proposal is consistent with this direction, which seeks to ensure that flood risks are appropriately considered and that LEP provisions are proportionate to the level of risk.

4.2 – Coastal Management	Yes	The objective of this direction is to protect coastal areas. The site is within the coastal zone and is mapped as Coastal Use and Environment Areas under State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021. However, it is not in a coastal vulnerability area and does not contain littoral rainforest or coastal wetlands. The Department is not aware of any identification of the site as being affected by current or potential coastal hazard. The site is elevated and distant from Brisbane Water, ensuring low exposure to coastal hazards. The Department notes that any future development will be assessed under SEPP provisions.
4.4 – Remediation of Contaminated Lands	Yes	The site is zoned for and proposed to remain used for primarily residential purposes. There is no known history of contamination. The planning proposal does not change the nature of permissible land uses. Any contamination risks, such as asbestos in older dwellings, will be addressed at the DA stage under SEPP (Resilience and Hazards) 2021.
4.5 – Acid Sulfate Soils	No	The site is mapped as Class 5 Acid Sulfate Soils and is approximately 85m from Class 1–4 land. The Direction requires that an acid sulfate soils study support any intensification on lands with a probability of acid sulfate soils. No study has been prepared, however the Department considers that the inconsistency is of minor significance. Being at an elevated location, the likelihood of disturbance of acid sulfate soils is low. As such, any potential impacts can be managed through standard development consent conditions, including assessment under Clause 7.1 of the Central Coast LEP 2022 if excavation below natural groundwater is proposed.
5.1 Integrating land use and transport	Yes	The site supports transit-oriented development, being located 250m from public bus services on the Central Coast Highway and 340m from East Gosford centre. The rezoning enables housing within walkable distance to transport, jobs and services.
6.1 Residential zones	Yes	The planning proposal supports increased housing capacity and choice within an existing urban area. It enables the efficient use of services and infrastructure and maintains consistency with surrounding residential zoning.

3.5 State environmental planning policies (SEPPs)

the planning proposal is consistent with all relevant SEPPs as discussed in **Table 8** below.

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Transport and Infrastructure 2021	Consider the proposed development with existing and planned transport infrastructure	Yes	The site is within walking distance (approx. 250m) of public bus services on the Central Coast highway. The proposal supports increased residential density in areas well-served by public transport.
Housing 2021	Facilitate diverse and affordable housing near jobs, services and public transport	Yes	Rezoning to R1 General Residential enables a wider range of housing typologies including residential flat buildings and multi dwelling housing. The proposal contributes to housing diversity in a highly accessible urban infill location.
Resilience and Hazards 2021	Consider natural hazards including flood risk and bushfire	Yes	The site is not bushfire prone and not affected by the 1% AEP flood extent. However, the Department notes that a minor portion of 32 Caroline Street is subject to probable maximum flooding and will be managed as part of any future development application and flood risk assessment (as discussed in Section 4 of this report).
Biodiversity and Conservation 2021	Protect areas of high biodiversity value and sensitive land	Not Applicable	The site does not contain biodiversity areas, conservation zones or environmentally sensitive land.

4 Site-specific assessment

4.1 Environmental

The site is occupied by detached residential dwellings and is not subject to mapped ecological constraints under SEPP (Biodiversity and Conservation) 2021. As noted in Section C of the planning proposal (**Attachment A**), there are no trees or vegetation of significance on the site and no critical habitat or ecological communities are present. The planning proposal confirms that the subject land is not identified on the NSW Biodiversity Values Map.

An AHIMS search (**Attachment D**) confirms there are no recorded Aboriginal sites or declared Aboriginal places within or near the subject site.

The Department notes that a small portion of 32 Caroline Street is identified as subject to probable maximum flooding (PMF), is classified as low hazard (H1) and is not considered a significant constraint to future development. Flooding matters are addressed in **Section 4.4** of this report.

Future development will be subject to Council's development control plan provisions, including those relating to stormwater management, landscaping and environmental protection. This ensures appropriate environmental considerations are addressed at the development application stage.

4.2 Social and economic

The proposal is expected to deliver positive social and economic outcomes by enabling a modest increase in housing capacity and typologies. The site is located approximately 340 metres from the East Gosford local centre, 250 metres from public transport services on the Central Coast Highway and is adjacent to Hargraves Park.

These attributes support the planning objective of encouraging medium-density housing in accessible locations. The Department considers the proposal to be consistent with housing diversity, liveability and walkable principles. The Department anticipates positive local economic impacts through increased support for nearby local businesses.

The inclusion of the site in "Area 1" on the Floor Space Ratio Additional Controls Map allows for a potential uplift in FSR to 0.6:1 or 0.7:1, subject to meeting specific criteria. This uplift supports the strategic goal of increasing housing supply and diversity in well-serviced urban areas. The site's configuration and size suggest that parts of the site may qualify for the higher FSR, particularly if consolidated and designed with basement parking.

4.3 Infrastructure & Servicing

The site is located within an urban area and is fully serviced with access to existing water, sewer, electricity and telecommunications infrastructure. Given the minor uplift in development potential, the Department notes that Council's water and sewer engineer was consulted regarding the proposal and advised that local augmentation of water supply infrastructure may be required to ensure adequate flow and pressure for future development. Any localised upgrades that may be required can be addressed at the DA stage through standard servicing conditions and development contributions.

4.4 Flooding

The site is not mapped as being affected by 1% Annual Exceedance Probability (AEP) flood extent. However, a small portion of 32 Caroline Street is identified as subject to probable maximum flooding (PMF) under Council's flood hazard mapping (**Figure 7 and 8**), which is considered flood-prone for the purposes of applying the relevant planning controls. A minor area of 2A Melbourne Street is also mapped within the Flood Planning Area but is not affected by PMF.

The area affected by PMF is classified as low hazard (H1), indicating it is generally safe for people, vehicles and buildings. It does not pose evacuation constraints or impact the suitability of the land for its intended use.

The Department considers this to be a low-risk that does not warrant the exclusion of the site from rezoning. It is anticipated that any flood-related impacts can be appropriately addressed as part of a future development application through site-specific assessment and the application of Council's flood planning controls, including LEP Clauses 5.21 and 5.22 and the relevant DCP provisions.



Figure 7 PMF Flood Hazard Levels Detail (source: planning proposal, March 2025)



Figure 8 Flood Planning Area Detail (source: planning proposal, March 2025)

5 Consultation

5.1 Community

The planning proposal is categorised as a standard under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

No Agency consultation is required.

6 Timeframe

Council proposes a 12 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard.

The Department recommends an LEP completion date of 2 June 2026 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

As the proposal is relatively minor and responds to local planning, the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The site is located within an established urban area that is well serviced by existing infrastructure, transport and community facilities.
- The proposed rezoning from R2 Low Density Residential to R1 General Residential aligns with the zoning of surrounding land and the intended medium-density residential character of the precinct.
- The proposal supports increased housing choice and supply in proximity to a local centre and is consistent with the state and local strategic planning objectives.
- The inclusion of the site in ‘Area 1’ on the Floor Space Ratio Additional Controls Map introduces additional development flexibility.
- The site is not significantly constrained by environmental hazards, with only minor flooding affecting 32 Caroline Street. This can be addressed at the DA stage.

Based on the assessment outlined in this report, the proposal must be updated before consultation to:

- Update the planning proposal to include the relevant mapping and a clear definition of ‘Area 1’ under the Central Coast LEP 2022. Council should also provide a brief analysis of how the Area 1 designation may influence development outcomes on the site.
- Amend the project timeline to reflect the Gateway determination finalisation date

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that the inconsistency with section 9.1 Direction 4.5 Acid Sulfate Soils is of minor significance.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to public exhibition, the planning proposal is to be updated to:
    a. Include a summary of the comments provided by the Local Planning Panel.
    b. Include the relevant mapping and a clear definition of 'Area 1' under the Central Coast LEP 2022. Council should also provide a brief analysis of how the Area 1 designation may influence development outcomes on the site.
    c. Amend the project timeline to reflect the Gateway determination finalisation date.
2. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 2 June 2026 be included on the Gateway.



9.07.25

Angela Hynes

Manager, North, East and Central Coast



30 July 2025

Jazmin van Veen

Director, Local Planning (North, East and Central Coast)

Assessment officer

Max Harpandi

Planning Officer, Local Planning and Council Support

9860 1411