Gateway Determination

***Planning proposal (Department Ref: PP-2024-2644)**:* for land at 30 and 32 Caroline Street, and 2A Melbourne Street, East Gosford - rezone from R2 Low Density Residential to R1 General Residential, introduce a floor space ratio of 0.5:1 and incorporate the land into 'Area 1' on the Floor Space Ratio Additional Controls Map.

I, the Director, Local Planning (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 (PP-2024-2644) 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 2 June 2026

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to

    a. Include a summary of the comments provided by the Local Planning Panel.

    b. 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.

    c. 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. 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 30 July 2025



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