

Ref: IRF25/1481

Ms Julie Grant  
Chair  
Independent Planning Commission NSW  
Suite 15.02, Level 15, 135 King Street  
SYDNEY NSW 2000  
via email: [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

2 August 2025

---

Subject: Gateway determination review - Planning proposal PP-2023-1899 to amend Central Coast Local Environmental Plan 2022

Dear Ms Grant

Thank you for the Commission's Advice Report dated 18 June 2025 regarding the Gateway Determination review request from Urbis on behalf of Loftus Lane Capital Partners Pty Limited, in respect of the planning proposal for land at 310 Terrigal Drive, Terrigal (PP-2023-1899).

I wish to thank the Commission for reviewing the request and for meeting with the Department's representatives on 23 May 2025 to discuss the matter. I have carefully considered the Commission's advice, the reasons for the original Gateway determination, the submissions of the proponent and the views of Council.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions and amended the Gateway determination as enclosed. I have also determined that Central Coast Council will be the local plan-making authority.

Should you have any enquiries about this matter, Ms Angela Hynes, Manager (North, East and Central Coast) at the Department can be contacted on (02) 9860 1558 or via email [angela.hynes@planning.nsw.gov.au](mailto:angela.hynes@planning.nsw.gov.au).

Yours sincerely



Daniel Thompson  
Executive Director  
Local Planning and Council Support  
Encl: Alteration of Gateway determination