

Department of Planning, Housing and Infrastructure

Ref: IRF25/1481

Ms Sophy Purton
Associate Director
Urbis
Angel Place
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Via email: spurton@urbis.com.au

2 August 2025

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

Dear Ms Purton

I refer to request for a review of the Gateway Determination for planning proposal PP-2023-1899 to amend the height and FSR controls at 310 Terrigal Drive, Terrigal.

As you would be aware, the Independent Planning Commission (IPC) has completed a review of the Gateway determination review request and planning proposal, and issued its advice to the Department on 18 June 2025 recommending this proposal be allowed to proceed.

I have carefully considered the IPC's advice, the reasons for the original Gateway determination, the submissions of the proponent and the views of Council.

The Commission determined that the proposal has strategic and site-specific merit, the Department's Gateway determination should be altered, and the proposal should proceed past Gateway. The Department has reviewed the Commission's report, adopted the Commission's recommendations, and amended the Gateway determination.

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.

Department of Planning, Housing and Infrastructure

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.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D Thompson", on a light blue background.

Daniel Thompson
Executive Director
Local Planning and Council Support

Encl: Alteration of Gateway determination