

Mr David Farmer
Chief Executive Officer
Central Coast Council
PO Box 20
WYONG NSW 2259

Attn: Lynda Hirst
Via email: lynda.hirst@centralcoast.nsw.gov.au

2 August 2025

Subject: Planning proposal PP-2023-1899 – Alteration of Gateway Determination

Dear Mr Farmer

I refer to Loftus Lane Capital Partners Pty Ltd's 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 the 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.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the Environmental Planning and Assessment Act 1979, to alter the Gateway determination dated 17 December 2024 for PP-2023-1899. The Alteration of Gateway determination is enclosed.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act, 1.1 Implementation of Regional Plans, 1.4 Site Specific Provisions and 4.1 Flooding, is justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 4.2 Coastal Management and 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to the Local Environmental Plan (LEP) being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed LEP is to be finalised on or before 30 April 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make the proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

If you have any questions in relation to this matter, I have arranged for Angela Hynes to assist you. Ms Hynes can be contacted on (02) 9860 1558.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Thompson', with a long, flowing horizontal stroke extending to the right.

Daniel Thompson
Executive Director
Local Planning and Council Support

Encl: Alteration of Gateway Determination