

Mr Rob Noble
Chief Executive Officer
Central Coast Council
PO Box 21
Gosford NSW 2250

Our ref: 13/20792
Your ref: 10906623

Attention: Bruce Ronan

Dear Mr Noble

Planning Proposal PP_2014_GOSFO_001_00 – Alteration of Gateway Determination

I refer to Council's correspondence regarding revisions to Planning Proposal PP_2014_GOSFO_001_00 to rezone rural land for environmental protection and management purposes at Somersby.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 24 March 2014 for PP_2014_GOSFO_001_00 (as altered). The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistencies with S117 Directions 1.2 Rural Zones, 2.3 Heritage Conservation, 4.4 Planning for Bushfire Protection and 5.1 Implementation of Regional Strategies are of minor significance or have been justified.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Hornal to assist you. Mr Hornal can be contacted on 4348 5000.

Yours sincerely



8/11/2016
Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_GOSFO_001_00:

I, the Director Regions, Hunter and Central Coast at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 24 March 2014 (as since altered) for the proposed amendment to the Gosford Local Environmental Plan 2014 as follows:

1. Change the description of the Planning Proposal

from 'to rezone rural land at Somersby to E2 Environmental Conservation and E3 Environmental Management and apply minimum lot sizes incorporating lot averaging provisions'

to 'to rezone rural land at Somersby to E2 Environmental Conservation and E3 Environmental Management, apply minimum lot sizes and include an additional permitted use provision to enable subdivision'

2. Delete:

"condition 8"

and replace with:

a new condition 8 "The timeframe for completing the LEP is by 31 January 2017."

3. Insert:

new condition 9 "The explanation of provisions and Planning Proposal be updated before the plan is finalised to identify the subdivision of Lot 4 DP261507 in the Southern Precinct shall not create more than 2 lots.

Dated 8th day of November 2016



Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Central Coast Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_GOSFO_001_00	Planning proposal to rezone rural land at Somersby to E2 Environmental Conservation and E3 Environmental Management, apply minimum lot sizes and include an additional permitted use provision to enable subdivision.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 8 November 2016



Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning