



Gary Murphy
Chief Executive Officer
Central Coast Council
PO Box 21
GOSFORD NSW 2250

Dear Mr Murphy

Planning proposal (PP_2020_CCOAS_003_00) to amend *Gosford Local Environmental Plan 2014* or new Central Coast Local Environmental Plan

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 4 June 2020 in respect of the above planning proposal.

As delegate of the Minister for Planning and Public Spaces, I have now determined the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council will need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Ministerial directions:

- 1.3 Mining, Petroleum Production and Extractive Industries;
- 2.3 Heritage Conservation;
- 4.4 Planning for Bushfire Protection; and
- 6.3 Site Specific Provisions.

Council should ensure this occurs prior to the plan being made.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

Council's request to draft and finalise the local environmental plan should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The NSW Government is committed to reducing the time taken to complete local environmental plans by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage.

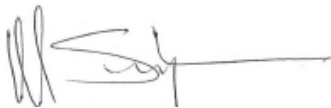
In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

I note a previous planning proposal for the site received a Gateway determination on 17 July 2014 (since altered). To enable this planning proposal to proceed, this previous planning proposal should be discontinued.

As the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, I have agreed to alter the Gateway determination for PP_2014_GOSFO_006_00. The Alteration of Gateway determination is enclosed.

Should you have any enquiries about this matter, I have arranged for Mr Glenn Hornal to assist you. Mr Hornal can be contacted on 4345 4409.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal stroke extending to the right.

06/08/2020

Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment

Encl: Gateway determination
Authorised plan-making reporting template
Alteration to not proceed PP_2014_GOSFO_006_00