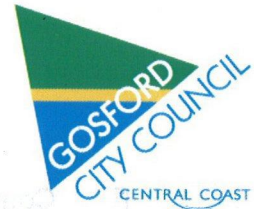


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Telephone (02) 4325 8222

Please Quote 7991806 86.878

B McCourt:kjw

6 August 2010

Gosford City Council

49 Mann Street
Gosford NSW 2250
PO Box 21
Gosford NSW 2250
DX 7211 Gosford

Regional Director
Hunter and Central Coast Region
Department of Planning
PO Box 1148
Gosford NSW 2250

Telephone: 02 4325 8222
Facsimile: 02 4323 2477
goscity@gosford.nsw.gov.au
www.gosford.nsw.gov.au
ABN 78 303 458 861

Dear Sir

Re: Planning Proposal Lots 1 - 4 DP 259824 and Lot 13 DP 550325, No.s 85 - 93 Karalta Road Erina and Lot 1 DP 255797 and Lot 101 DP 1102271, No.s 95 - 99 Karalta Road Erina.

Council at its meeting of 3 August 2010 resolved;

- A Council initiate the Local Environmental Plan 'Gateway' process pursuant to Section 55 Environmental Planning and Assessment Act by endorsing the preparation of a Planning Proposal for 85 - 93 / Lots 1 - 4 DP 259824 and Lot 13 DP 550325 and 95 - 97 / Lot 1 DP 255797 and Lot 101 DP 1102271 Karalta Road Erina and forwarding it to the Department of Planning requesting a 'Gateway' determination pursuant to Section 56(1) Environmental Planning and Assessment Act.
- B The applicant be advised of Council's resolution.
- C Council inform the Department of Planning that as part of the Gateway considerations a requirement be made that a Water / Sewer capacity analysis as recommended by the Engineering Officer (see Section B - 7) be prepared for 85 - 93 / Lots 1 - 4 DP 259824 and Lot 13 DP 550325 Karalta Road Erina before the Planning Proposal proceeds to public exhibition.
- D Council inform the Department of Planning that as part of the Gateway considerations a requirement be made for the environmental investigations recommended by the Senior Environmental Officer (see Section C - 8) be prepared for 85 - 93 / Lots 1 - 4 DP 259824 and Lot 13 DP 550325 Karalta Road Erina before the Planning Proposal proceeds to public exhibition.
- E Council inform the Department of Planning that as part of the Gateway considerations the following development standards should apply for:
 - 1 85 - 93 / Lots 1 - 4 DP 259824 & Lot 13 DP 550325 Karalta Road Erina, F.S.R. 0.85:1, height limit 11 metres and minimum lot size 1,000sq.m, and
 - 2 95 - 97 / Lot 1 DP 255797 & Lot 101 DP 1102271 Karalta Road Erina, F.S.R. 0.85:1, height limit 11 metres with no minimum lot size to apply

- F Council resolve to prepare a Development Control Plan for 85 - 93 / Lots 1 - 4 DP 259824 and Lot 13 DP 550325 Karalta Road Erina and this plan be placed on exhibition with any draft LEP prepared for this land.
- G Council resolve to amend Contributions Plan No. 42 to include 85 - 93 / Lots 1 - 4 DP 259824 and Lot 13 DP 550325 Karalta Road and 95 - 97 / Lot 1 DP 255797 and Lot 101 DP 1102271 Karalta Road Erina and this plan be placed on exhibition with any draft LEP prepared for this land.
- H A draft Policy is prepared for consideration at a subsequent Council meeting detailing the implementation of Council's Affordable Housing Strategy through requests for the provision of affordable housing as part of the rezoning (i.e. Planning Proposals) of land to permit residential development.
- I Council take no further action in relation to the Planning Proposal after its public exhibition until such time as legal agreements have been prepared and agreed to the satisfaction of Council with the existing owners of 85 - 93 / Lots 1 - 4 DP 259824 and Lot 13 DP 550325 Karalta Road Erina relating to the provision of affordable housing.

Please find attached the Planning Proposal and appendices plus the Council report and resolution.

Council would request that the Planning Proposal be referred to the LEP Review Panel for determination under the "Gateway Process".

Please contact Mr Brian McCourt on 43258260 for further information in relation to the above matter.

Yours faithfully



Brian McCourt
Senior Landuse Planner
Integrated Planning