



David Farmer
Chief Executive Officer
Central Coast Council
PO Box 21
GOSFORD NSW 2250

Dear Mr Farmer

Planning proposal PP_2021_4927 to amend Gosford Interim Development Order No 122

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) in respect of the planning proposal to rezone the site from 7(a) Conservation and Scenic Protection (Conservation) to E2 Environmental Conservation and IN1 General Industrial under the *Gosford Local Environmental Plan 2014* or Central Coast Local Environmental Plan, whichever is in effect at the time, and apply relevant development standards.

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

The planning proposal's consistency with section 9.1 Ministerial direction 4.4 Planning for Bushfire Protection is unresolved and will require consultation with the NSW Rural Fire Service following an update to the bushfire assessment report prepared in accordance with Planning for Bushfire Protection 2019. Council should ensure this occurs prior to community consultation.

Council is to update the planning proposal to include sufficient analysis to adequately demonstrate consistency with Ministerial Direction 2.3 Heritage Conservation prior to making the planning proposal available for community consultation.

In relation to section 9.1 Ministerial direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis it will be included within Council's Coastal Open Space System. No further approval is required in relation to this direction.

I note Council has requested to be authorised as the local plan-making authority. 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.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council is required to commence the exhibition of the planning proposal by **1 February 2022**. Council's request to draft and finalise the LEP 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 LEPs 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.

Should you have any enquiries about this matter, I have arranged for Ms Tegan Harris, Planning Officer, Central Coast and Hunter Region to assist you. Ms Harris can be contacted on 4927 3241.

Yours sincerely



11/10/2021

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

Encl: Gateway determination
Authorised plan-making reporting template