



Planning & Infrastructure

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Mr Stephen Glenn
 Acting General Manager
 Gosford City Council
 PO Box 21
 GOSFORD NSW 2250

Our ref: PP_2012_GOSFO_014_00 (12/13110)
 Your ref: 11716801

Dear Mr Glenn,

Planning proposal to amend the Gosford Planning Scheme Ordinance (GPSO)

I am writing in response to your Council's letter dated 10 August 2012 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Gosford Planning Scheme Ordinance (GPSO) to rezone land at Eve Street and Bellbowrie Avenue, Narara for residential purposes.

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

I have also agreed that the planning proposal's inconsistency with S117 Direction 3.1 Residential Zones is of minor significance. No further approval is required in relation to this Direction.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council is reminded that the timeframe for completion of the planning proposal is a condition of the Gateway determination. If Council cannot demonstrate a commitment to completing the LEP within this timeframe, consideration will be given to discontinuing the planning proposal in accordance with s56(7) of the EP&A Act. Council should aim to commence the exhibition of the planning proposal within four (4) weeks from the week following this determination. Council's request for the department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State 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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Ben Holmes of the Regional Office of the Department on 02 4348 5000.

Yours sincerely,

SHaddad
 Sam Haddad
 Director-General 4/9/2012.

Gateway Determination

Planning proposal (Department Ref: PP_2012_GOSFO_014_00): to amend the Gosford Planning Scheme Ordinance (GPSO) to rezone land at Narara

I, the Director-General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Gosford Planning Scheme Ordinance (GPSO) to rezone land at Eve Street and Bellbowrie Avenue, Narara from 5(a) Special Uses (Aged Persons Housing) to 2(a) Residential should proceed subject to the following conditions:

1. Council is to consider whether S117 Direction 4.4 Planning for Bushfire Protection is applicable to the planning proposal given the subject land is not shown as being bushfire prone on the NSW Rural Fire Service Maps. If Council considers it applicable, consultation with the Commissioner of the NSW Rural Fire Service is to be undertaken and the planning proposal amended, if necessary, to take into consideration any comments made prior to the commencement of public exhibition.
2. Prior to undertaking public exhibition, Council is to update the planning proposal zoning maps to ensure the subject land is clearly identified.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 4th day of September 2012.


Sam Haddad
Director-General
Delegate of the Minister for Planning and
Infrastructure