

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 as outlined in this report for zoning Lot 194 DP 1976, 125 Willoughby Road

Terrigal to SP2 Infrastructure (Electricity Supply) and Lot 195, DP 659566, 125 Willoughby Road Terrigal to R2 Low Density Residential.

- B Council notify the Department of Planning and Infrastructure of Council's resolution requesting a 'Gateway' determination pursuant to Section 56(1) Environmental Planning and Assessment Act and forward the Planning Proposal and all necessary documentation according to their requirements and this report.
- C Council requests that the Gateway determination include a requirement to undertake the following studies, which Council will require the applicant to carry out;
- A preliminary contamination assessment
 - A Traffic and Access Study
 - A Water and Sewer Systems Capacity Analysis for the design and full cost of any augmentation to both water supply and sewerage reticulation systems required as a result of extra loading from proposed development resulting from the Planning Proposal
 - ***A review of the electric and magnetic fields and confirmation that they meet the Australian Standard Health Guidelines on exposure to electric and magnetic fields.***
- D After public exhibition of the Planning Proposal, should the Minister for Planning and Infrastructure support it, if no submissions objecting to the planning proposal are received, the Planning Proposal is to be sent to the Department of Planning and Infrastructure in order to make the plan.
- E The applicant be advised of Council's resolution.
- F Council seeks delegations from the Department of Planning and Infrastructure for this Planning Proposal.
- 1 Upon Council receipt of the Department of Planning & Infrastructure's intention to issue delegation, Council will submit to the Department of Planning & Infrastructure a "Written Authorisation to Exercise Delegation" for the same
 - 2 Any delegation to Council is to be delegated to the Chief Executive Officer - Paul Anderson, per s381 of the *Local Government Act 1993*, who will complete the "Authorisation" on behalf of Council and submit to the Department of Planning & Infrastructure.
- G The boundary of the Character Precincts within Chapter 2.1 of Gosford DCP 2013 be amended to reflect the proposed R2 Low Density Residential zone. The amended Character Precinct map for Terrigal be exhibited with the Planning Proposal.