

Mr David Farmer
Chief Executive Officer
Central Coast Council
91-99 Mann Street
GOSFORD NSW 2250

Our ref: IRF23/2897

Dear Mr Farmer

PP-2023-2245 to amend *Central Coast Local Environmental Plan 2022* and State Environmental Planning Policy (Precincts – Regions) 2021

I am writing in response to the planning proposal council has forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal for bulk reclassification of 10 Council owned sites (13 lots) from 'community' land to 'operational' land.

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

Council's resolution of 21 July 2021 provides for the direct sale of the sites at 48W Wallarah Road Gorokan, 191 Wallarah Road, Kanwal and Part 2-4 Park Road, The Entrance. Given this resolution and the adjoining zonings, I have conditioned the Gateway determination for the planning proposal to be updated to also seek to rezone these sites from RE1 Public Recreation to RE2 Private Recreation to reflect the intended future use. No further technical studies are required to be undertake for the proposed zone changes.

If the intention set out in the resolution of 21 July 2021 changes and the sites will remain in council ownership, then it may not be appropriate for the zoning of these sites to be changed to RE2 Private Recreation. If this is the case, please raise with the department and reconsideration will be given to this condition in the Gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act, including Direction 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to lodging the planning proposal with the department for finalisation.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the reduction/creation of land for public purposes on the basis that any reclassification and potential sale of the land would not result in any material loss for the community.

I have determined not to authorise Council to be the local plan-making authority as the planning proposal relates to the reclassification of Council land.

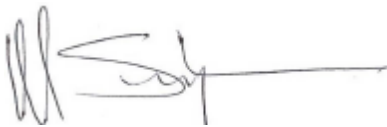
The amending local environmental plan (LEP) is to be finalised on or before 28 August 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for William Oxley to assist you. Mr Oxley can be contacted on 9585 6970.

Yours sincerely

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

15 November 2023

Dan Simpkins

**Director, Hunter and Central Coast
Planning, Land Use Strategy and Housing**

Encl: Gateway determination