

Mr David Farmer
Chief Executive Officer
Central Coast Council
PO Box 20
WYONG NSW 2259

Our ref: IRF23/3231

Attention: Sarah Hartley

Dear Mr Farmer

Planning proposal PP-2023-2855 to amend Central Coast Local Environmental Plan 2022

I am writing in response to the planning proposal you have 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 to rezone 682a Coleridge Road, Bateau Bay to R1 General Residential and C3 Environmental Management.

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 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 1.1 Implementation of Regional Plans, 4.2 Coastal Management, and 4.1 Flooding. Council should ensure this occurs prior to the LEP being made.

In relation to 1.1 Implementation of Regional Plans, the *Central Coast Regional Plan 2041* is the land use plan prepared under the Act for the Central Coast Local Government Area. An assessment against the relevant strategies, objectives and performance outcomes is to be undertaken in the planning proposal.

With regard to flooding, I note the former Biodiversity and Conservation Division, now Biodiversity Conservation and Science Group required consideration of cut and fill levels and shelter-in-place provisions. I have maintained conditions to this affect and require consultation with the Biodiversity Conservation and Science Group to advise whether this has been adequately addressed.

Considering the minor nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal, subject to conditions.

The proposed local environmental plan (LEP) is to be finalised on or before 28th February 2025. Council should aim to commence the exhibition of the planning proposal on or before 30 July 2024.

Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

Should you have any enquiries about this matter you can contact Dr Mark Grogan, Planning Officer Central Coast and Hunter on 8289 6412.



Yours sincerely,

21/05/2024

Jazmin van Veen

Director, Local Planning (North, East, and Central Coast)

Local Planning and Council Support

Encl: Gateway determination