



Department of Planning, Housing and Infrastructure

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

Our ref: IRF24/1831

By email: sarah.hartley@centralcoast.nsw.gov.au

Dear Mr Farmer

Planning proposal (PP-2023-581) 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 part of Lot 694 DP 1294243, 243 Green Park Parade, Woongarra to R1 General Residential.

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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with section 9.1 Directions 1.1 Implementation of Regional Plans and 7.1 Employment Zones, is justified in accordance with the terms of these Directions. No further approval is required in relation to the Directions.

Council will still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to the LEP being made.

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

The proposed local environmental plan (LEP) is to be finalised by 13 June 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and Gateway determination.

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, Housing and Infrastructure, 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.

I note that should Council consider additional change to land use in the area, further economic analysis of retail demand of the future service catchment will be required. I encourage Council to continue discussions with the Department on upcoming planning matters.

Should you have any enquiries about this matter, I have arranged for James Shelton to assist you. Mr Shelton can be contacted on 4904 2713.

Yours sincerely



4 November 2024

Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Local Planning & Council Support

Encl: Gateway determination