



Mr Brian Bell
Chief Executive Officer
Central Coast Council
PO Box 21
GOSFORD NSW 2250

Our ref: PP_2017_CCOAS_005_00 (17/07136)
Your ref: PP/84/201

Dear Mr Bell

**Planning Proposal PP_2017_CCOAS_005_00 – Alteration of Gateway
Determination**

I refer to your letter requesting a review of the Gateway determination for Planning Proposal PP_2017_CCOAS_005_00 at Matcham.


I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 4 July 2017 for PP_2017_CCOAS_005_00. The Alteration of the Gateway Determination and amended Written Authorisation to Exercise Delegation are enclosed.

In forming this opinion, I will not agree to further requests to amend the IDO to achieve this outcome.

While the Department supports the Central Coast Open Space Scheme any future land dedication should be achieved by different approaches in accordance with the Act.

If you have any questions in relation to this matter, I have arranged for Mr Garry Hopkins to assist you. Mr Hopkins can be contacted on (02) 4345 4402.

Yours sincerely


3 October 2017
Stephen Murray
Executive Director Regions
Planning Services

Encl: Alteration to Gateway Determination
Written Authorisation to Exercise Delegation



Alteration of Gateway Determination

Planning Proposal (Department Ref: PP 2017 CCOAS_ 005_ 00):

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("the Act") to alter the Gateway determination dated 4 July 2017 for the proposed amendment to the Gosford IDO 122 to permit rural residential development at 2, 14, 24 Collingwood Road and 107 Matcham Road, Matcham as follows:

1. Change the description of the Planning Proposal

from

amendment to the Gosford Local Environmental Plan 2014 to permit rural residential development at 2, 14, 24 Collingwood Drive and 7 Matcham Road, Matcham

to

amendment to the Gosford IDO 122 to permit rural residential development at 2, 14, 24 Collingwood Road and 107 Matcham Road, Matcham.

2. Delete:

"condition 1."

and replace with:

new condition 1.

1. Council is to update the Planning Proposal prior to community consultation to:

- demonstrate the land can support the preferred minimum lot size of 1 hectare with no significant effect on flora and fauna and with no offsite impact on water quality;
- remove reference to S117 Direction 5.1 Implementation of Regional Strategies;
- amend the error on page 11 of the Planning Proposal where it says the proposal is inconsistent with the Central Coast Regional Plan (on pages 3 and 9 the Planning Proposal states it is consistent); and
- include discussion of alternative options (eg. Standard Instrument zone and minimum lot size) and why they are not preferred.

3. Delete:

"condition 6"

and replace with:

a new condition 6 "The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination (as since altered)"

Dated *3rd* day of *October* 2017.



Stephen Murray
Executive Director Regions
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



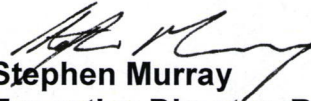
WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Central Coast Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2017_CCOAS_005	Planning proposal to permit rural residential development at 2, 14, 24 Collingwood Drive and 107 Matcham Road, Matcham

In exercising the Minister's functions under Section 59 of the EP&A Act, the Council must comply with the Department's "*A guide to preparing local environmental plans*" (2016) and "*A guide to preparing planning proposals*" (2016).

Dated *3rd October* 2017


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

**Delegate of the Secretary
of the Department of Planning and Environment**