



Mr David Farmer
Chief Executive Officer
Central Coast Council
PO Box 21
GOSFORD NSW 2250

Our ref: PP-2022-1160/(IRF22/1141)

Dear Mr Farmer

Planning proposal (PP-2022-1160) to amend Gosford Local Environmental Plan 2014

I am writing in response to the planning proposal Council have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 1 April 2022 in respect of the planning proposal to allow a caravan park on 437 Wards Hill Road, Empire Bay.

As delegate of the Minister for Planning and Homes, I have determined 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 Ministerial directions 4.5 Acid Sulfate Soils, 5.1 Integrating Land Use & Transport, 9.2 Rural Lands and 9.3 Oyster Aquaculture under section 9.1 of the Act is justified in accordance with the terms of the directions. No further approval is required in relation to the directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of Ministerial directions 3.1 Conservation Zones, 4.1 Flooding, and 4.3 Planning for Bushfire Protection under section 9.1 of the Act. Council should ensure this occurs prior to the LEP being made.

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

The proposed local environmental plan (LEP) is to be finalised on or before 1 April 2023. Council should commence the exhibition of the planning proposal by 1 October 2022. 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 and Environment.

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, 2021) 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 Jose Sevilla Jr, Senior Planning Officer, Central Coast and Hunter Region, to assist you. Mr Sevilla can be contacted on 8289 6629.

Yours sincerely

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

24/05/2022

Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Land Use Strategy

Encl: Gateway determination