



PP_2017_CCOAS_005_00 (SF19/30137)

Mr Gary Murphy
Chief Executive Officer
Central Coast Council
PO Box 20
WYONG NSW 2259

Dear Mr Murphy

Planning proposal PP_2017_CCOAS_005_00 – Alteration of Gateway determination

I refer to Council's correspondence seeking an Alteration Gateway of Gateway determination for a planning proposal PP_2017_CCOAS_005_00 to permit rural residential development at 2, 14, 24 Collingwood Road and 107 Matcham Road, Matcham.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 4 July 2017 for PP_2017_CCOAS_005_00 (as altered). The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Hornal to assist you. Mr Hornal can be contacted on 4345 4409.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg Sullivan'.

12 April 2019
Greg Sullivan
Director Operations
Central Coast

Encl: Alteration of Gateway determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2017_CCOAS_005_00)

I, the Director Operations, Central Coast at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 4 July 2017 (as since altered) for the proposed amendment to the Gosford Interim Development Order No 122 as follows:

1. Change the description of the planning proposal:

from

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

to

amendment to the relevant planning instrument to permit rural residential development at 2, 14, 24 Collingwood Road and 107 Matcham Road, Matcham.

2. Delete: condition 1

and replace with a 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);
 - include discussion of alternative options (eg. Standard Instrument zone and minimum lot sizes).
 - remove from the explanation of provisions and planning proposal the reference to ‘Schedule 1 Additional Permitted Uses’ to permit the subdivision and state the outcome is to enable subdivision of the land to permit 1ha minimum lot sizes.

3. Delete: condition 6

and replace with a new condition 6:

"6. The time frame for completing the LEP is by 4 February 2020."

Dated 12th day of April 2019.

A handwritten signature in black ink, appearing to read "Greg Sullivan".

Greg Sullivan
Director Operations, Central Coast
Department of Planning and Environment

Delegate of the Minister for Planning