Our ref: IRF25/1525

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

30 July 2025

Subject: PP-2024-2644 to amend Central Coast Local Environmental Plan 2022

Dear Mr Farmer

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) and additional information received on 17 June 2025 in respect of the planning proposal to rezone the subject sites—30 and 32 Caroline Street, and 2A Melbourne Street, East Gosford—from R2 Low Density Residential to R1 General Residential, introduce a floor space ratio of 0.5:1 and include the land in 'Area 1' on the Floor Space Ratio Additional Controls Map.

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 applicable directions of the Minister under section 9.1 of the Act Direction 4.5 – Acid Sulfate Soils is justified in accordance with the terms of the Direction.

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 on or before 2 June 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. 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, I have arranged for Angela Hynes to assist you. Ms Hynes can be contacted on 02 9860 1558.

Yours sincerely



Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination