

Our ref: GR-2025-1 (IRF25/693)

Mr Andrew Mills
Chair
Independent Planning Commission
Suite 15.02, 135 King Street
SYDNEY NSW 2000

Attention: Stephen Barry, Planning Director, IPC

12 May 2025

Subject: Request for Gateway determination review – referral to Independent Planning Commission

Dear Mr Mills

I am writing to advise that the Department of Planning, Housing and Infrastructure has received a Gateway determination review request for a planning proposal applying to 310 Terrigal Drive, Terrigal as described below.

DPHI Ref. No:	Gateway Review to PP-2023-1899
LGA	Central Coast
LEP to be amended	Central Coast LEP 2022
Address	310 Terrigal Drive, Terrigal (Lot 27 DP 1223375)
Proposal	The proposal seeks to facilitate a mixed use development through increase in the maximum permissible height to 32 metres, increase the floor space ratio to 1.4:1 and include an additional permitted use of ‘retail premises’.

The reason for the Gateway determination review request is that the Minister for Planning and Public Spaces’ delegate determined on 18 December 2024, that the planning proposal should not proceed. The proponent has requested a review of the Gateway determination. The Department’s Gateway review justification assessment and supporting attachments are enclosed for the information of the Commission.

The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the Gateway determination should be altered.

The Department's justification assessment and recommendation report and supporting attachments are enclosed.

Should you have any enquiries about this matter, I have arranged for Ms Angela Hynes, Manager North, East and Central Coast at the Department to assist you. Ms Hynes can be contacted at

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Yours sincerely

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Daniel Thompson
Acting Executive Director
Local Planning and Council Support