



PP\_2016\_GOSFO\_002\_00 (SF19/100469)

Mr Gary Murphy  
Chief Executive Officer  
Central Coast Council  
PO Box 21  
GOSFORD NSW 2250

*Gary*  
Dear Mr Murphy

**Planning proposal PP\_2016\_GOSFO\_002\_00 – Alteration of Gateway  
Determination**


I refer to your letter seeking an extension of time to complete planning proposal PP\_2016\_GOSFO\_002\_00 to rezone land for industrial, environmental conservation and public recreation purposes at 39 Dell Road, West Gosford.

I note this is Council's fourth request for an extension of time since the Gateway determination was issued and the planning proposal has still not progressed to public exhibition. In considering Council's request I have decided to grant the increased timeframe to make the plan. Council should ensure the planning proposal progresses to public exhibition as soon as possible. I will only consider any further requests to extend the timeframe for completion where it can be demonstrated that extenuating circumstances have delayed progress.

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 22 January 2016 for PP\_2016\_GOSFO\_002\_00 (since 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



**Greg Sullivan** 22/10/2019  
**Acting Director, Central Coast and Hunter  
Planning and Assessment**

Encl: Alteration of Gateway Determination



## **Alteration of Gateway Determination**

### ***Planning proposal (Department Ref: PP\_2016\_GOSFO\_002\_00)***

I, the Acting Director, Central Coast and Hunter, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 22 January 2016 (since altered) for the proposed amendment to the Gosford Local Environmental Plan 2014 as follows:

1. Change the description of the planning proposal:

**from** "an amendment to the Gosford Local Environmental Plan (LEP) 2014 to include and rezone land currently zoned 7(a) Conservation and Scenic Protection (Conservation) under Gosford Interim Development Order No 122 to IN1 General Industrial, E2 Environmental Conservation and if required RE1 Public Recreation and apply on the E2 zoned land a minimum lot size of 40 hectares and maximum building height of 8.5m on certain land at 39 Dell Road, West Gosford"

**to** "an amendment to Gosford Local Environmental Plan 2014 or the draft Central Coast Local Environmental Plan to rezone land to IN1 General Industrial, E2 Environmental Conservation and if required RE1 Public Recreation and apply relevant development standards on certain land at 39 Dell Road, West Gosford"

2. Delete "condition 8"

and replace with:

a new condition 8 "The time frame for completing the LEP is by 22 July 2020."

Dated 22<sup>nd</sup> day of October 2019.

**Greg Sullivan**  
**Acting Director, Central Coast and**  
**Hunter**  
**Planning and Assessment**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**