



Mr Paul Anderson
Chief Executive Officer
Gosford City Council
PO Box 21
GOSFORD NSW 2250

Our ref: 13/18411

Attn: Bruce Ronan

Dear Mr Anderson

Paul

**Planning Proposal PP_2013_GOSFO_006_00 – Alteration of Gateway
Determination**

I refer to your letter of 28 November 2014 in relation to revisions to Planning Proposal PP_2013_GOSFO_006_00 to enable a 5 lot subdivision on land at Marana Road, Springfield.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 22 December 2013 for PP_2013_GOSFO_006_00. The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Hornal of the Department's Gosford office to assist you. Mr Hornal can be contacted on (02) 4348 5000.

Yours sincerely



18 Dec. 2014

**David Rowland
General Manager
Hunter and Central Coast Region
Planning Services**

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_GOSFO_006_00):

I, General Manager, Hunter and Central Coast Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 22 December 2013 for the proposed amendment to the Gosford Interim Development Order No 122 or Gosford Local Environmental Plan 2014 to enable subdivision for residential purposes as follows:

1. Change the description of the Planning Proposal

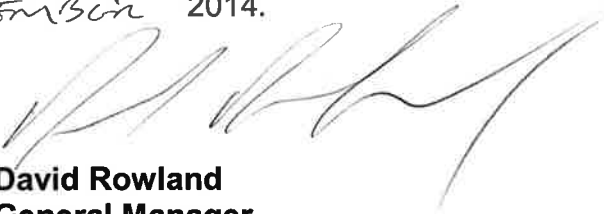
from to introduce an enabling clause to subdivide Lot 3912 DP1143985 & Lot 416 DP755227 into seven lots at Marana Road Springfield under Gosford Interim Development Order No 122 or draft Gosford Local Environmental Plan 2013.

to introduce an enabling clause to subdivide Lot 3912 DP1143985 into five lots at Marana Road, Springfield under Gosford Interim Development Order No 122 or Gosford Local Environmental Plan 2014.

2. Delete: condition 1(a)
and replace with:
condition 1(a) clarification in the "objectives or intended outcomes" the Planning Proposal will enable the 5 lot subdivision for "residential purposes";
3. Delete: condition 1(c)
and replace with:
condition 1(c) clarification in the "explanation of provisions" that the Planning Proposal will enable the 5 lot subdivision on "part of Lot 3912 DP 1143985";
4. Delete: condition 1(d)
and replace with:
condition 1(d): consideration of the appropriateness of the enabling provisions applying to land in the 5(d) zone and clarification of which zones and planning instruments apply to the site;
5. Delete: condition 1(f)
and replace with:
condition 1(f): discussion of whether the 7(a) and 5(d) land should remain deferred and amend the 'explanation of provisions' to indicate the Planning Proposal may amend Gosford Local Environmental Plan 2014 or the Gosford Interim Development Order No 122.

6. Delete: "condition 8"
and replace with:
condition 8 The timeframe for completing the LEP is to be **24 months** from the
week following the date of the Gateway determination.

Dated *18th* day of *DECEMBER* 2014.



David Rowland
General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Gosford City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_GOSFO_006_00	Planning Proposal to introduce an enabling clause to subdivide Lot 3912 DP1143985 into five lots at Marana Road, Springfield under Gosford Interim Development Order No 122 or Gosford Local Environmental Plan 2014

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 18/12 2014


David Rowland
General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning
