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Please Quote 20413010
Bruce Ronan
18 June 2015

Gosford City Council

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Director - Hunter & Central Coast Region
Central Coast Office
Department of Planning and Environment
PO Box 1148
GOSFORD NSW 2250

Dear Sir

Planning Proposal re Additional Permitted Use at "Riverside", Manns Road, West Gosford

Council has prepared a planning proposal for the above land in accordance with Section 55 of the Environmental Planning and Assessment Act, 1979. In summary it is proposed to amend Schedule 1 Additional Permitted Uses of Gosford LEP 2014 to:

- a) permit business premises, with a total floor area of 1,560 sqm, as an additional permitted use at the Riverside site at Manns Road, West Gosford;
- b) reduce the total floor area of bulky goods premises currently permitted on the Riverside site from 12,500 sqm to 10,700 sqm;
- c) amend the lot descriptions relating to the subject Riverside site;

and amend the area on the Additional Permitted Uses Map shown as "Riverside" to delete the area resumed for road widening.

Please find attached the following:

- Planning Proposal
- Council report and resolution
- Applicant's submission

Please determine the Planning Proposal under the "gateway process".

Should you have any enquiries please contact me on 4325 8176

Yours faithfully

B Ronan

Bruce Ronan
Town Planner
Development & Compliance