



PP\_2017\_CCOAS\_007\_00 (SF18/16978)

Mr Brian Glendenning  
Acting Chief Executive Officer  
Central Coast Council  
PO Box 21  
GOSFORD NSW 2250

Dear Mr Glendenning

**Planning proposal PP\_2017\_CCOAS\_007\_00 – Alteration of Gateway  
determination**

I refer to your letter in relation to revisions to planning proposal  
PP\_2017\_CCOAS\_007\_00 to delete reference to a maximum floor space for  
Additional Permitted Uses on land at 356 and 392 Manns Road, West Gosford.

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 6 July 2017 for PP\_2017\_CCOAS\_007\_00. 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

29 March 2018

**Greg Sullivan**  
**Director Operations**  
**Central Coast**

Encl: Alteration of Gateway Determination

## Alteration of Gateway Determination

**Planning proposal (Department Ref: PP\_2017\_CCOAS\_007\_00)**

I, the Director Operations, Central Coast at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 6 July 2017 for the proposed amendment to the Gosford Local Environmental Plan 2014 as follows:

1. Change the name and description of the planning proposal:

**From** “to delete reference to a maximum floor space for Additional Permitted Uses on land at 356 and 392 Manns Road, West Gosford.

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Gosford Local Environmental Plan (LEP) 2014 to delete reference to a maximum floor space for Additional Permitted Uses on land at 356 and 392 Manns Road, West Gosford should proceed subject to the following conditions:”

**to** “amend the Additional Permitted Uses provisions to increase the maximum floor area limit for bulky goods premises on land at the ‘Riverside’ site, Manns Road, West Gosford.

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Gosford Local Environmental Plan (LEP) 2014 to amend the Additional Permitted Uses provisions to increase the maximum floor area limit for bulky goods premises on land at the ‘Riverside’ site, Manns Road, West Gosford should proceed subject to the following conditions:”

2. Delete: “condition 1”

and replace with:

“new condition 1” Council is to update the Planning Proposal prior to community consultation to:

- consider the potential impacts of changes to the maximum floor area limit in relation to traffic, public transport and impacts on the wider commercial centres, including Gosford, CBD.

3. Delete: "condition 6"

and replace with:

new condition 6 "The time frame for completing the LEP is by 13 October 2018."

Dated 29 day of March 2018.

A handwritten signature in black ink, appearing to read "Greg Sullivan", with a stylized, cursive script.

**Greg Sullivan**  
**Director Operations, Central Coast**  
**Department of Planning and**  
**Environment**

**Delegate of the Minister for Planning**