



Planning & Infrastructure

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Mr Stephen Glen
Acting General Manager
Gosford City Council
PO Box 21
GOSFORD NSW 2250

Our ref: 12/11812
Your ref:

Attention: Bruce Ronan

Dear Mr Glen

Planning Proposal PP_2012_GOSFO_003_00 – Gateway Determination alteration

I refer to Council's request to finalise the Planning Proposal PP_2012_GOSFO_003_00 to enable an educational training centre at Lot 9 DP 594281 Tumbi Road, Wamberal.

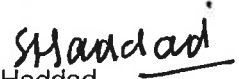
The Planning Proposal submitted by Council is not consistent with the Gateway Determination, in that it adds a definition for "educational training centre". I have noted the reason for the variation, and have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination dated 20 February 2012 for PP_2012_GOSFO_003_00 by removing Condition 1.

This Gateway alteration will allow the Department to be able to assess and determine the Planning Proposal as submitted by Council. The Department notes that the proposed definition refers to "a dwelling house or place" and I have asked the Regional Office to discuss this further with Council to ensure that the definition is consistent with the development that exists on the site.

Council is reminded of the requirements of my letter of 20 February 2012 in relation to "additional permitted uses" and this Planning Proposal being an interim measure. I note that the subject land is proposed to be deferred under Council's draft comprehensive LEP, however Council will need to identify an appropriate land use zone when the land is included and Council will not be able to carry forward the definition as proposed under a Standard Instrument LEP.

If you have any questions in relation to this matter, please contact Ben Holmes of the Department's Central Coast office on (02) 4348 5003.

Yours sincerely


Sam Haddad
Director General
28/7/2012