



Alteration of Gateway Determination

Planning Proposal (Department Ref: PP 2017 CCOAS_005_00):

I, the Executive Director, Regions 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* ("the Act") to alter the Gateway determination dated 4 July 2017 for the proposed amendment to the Gosford IDO 122 to permit rural residential development at 2, 14, 24 Collingwood Road and 107 Matcham Road, Matcham as follows:

1. Change the description of the Planning Proposal

from

amendment to the Gosford Local Environmental Plan 2014 to permit rural residential development at 2, 14, 24 Collingwood Drive and 7 Matcham Road, Matcham

to

amendment to the Gosford IDO 122 to permit rural residential development at 2, 14, 24 Collingwood Road and 107 Matcham Road, Matcham.

2. Delete:

"condition 1."

and replace with:

new condition 1.

1. Council is to update the Planning Proposal prior to community consultation to:

- demonstrate the land can support the preferred minimum lot size of 1 hectare with no significant effect on flora and fauna and with no offsite impact on water quality;
- remove reference to S117 Direction 5.1 Implementation of Regional Strategies;
- amend the error on page 11 of the Planning Proposal where it says the proposal is inconsistent with the Central Coast Regional Plan (on pages 3 and 9 the Planning Proposal states it is consistent); and
- include discussion of alternative options (eg. Standard Instrument zone and minimum lot size) and why they are not preferred.

3. Delete:

"condition 6"

and replace with:

a new condition 6 "The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination (as since altered)"

Dated 3rd day of October 2017.



Stephen Murray
Executive Director Regions
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning