



Mr Rob Noble
Chief Executive Officer
Central Coast Council
PO Box 21
GOSFORD NSW 2250

Our ref: PP_2015_GOSFO_004_00

Dear Mr Noble

Planning Proposal PP_2015_GOSFO_004_00 – Alteration of Gateway Determination

I refer to your correspondence in relation to revisions to Planning Proposal PP_2015_GOSFO_004_00 which seeks to rezone land at 244 Debenham Road, Somersby to enable development for industrial purposes.

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 16 April 2015 for PP_2015_GOSFO_004_00. The Alteration of the Gateway determination is enclosed.

I have agreed as delegate of the Secretary, that the Planning Proposal's inconsistencies with S117 Direction 1.2 Rural Zones, 2.1 Environment Protection Zones, 4.4 Planning for Bushfire Protection and 5.1 Implementation of Regional Strategies are justified in accordance with the terms of the Directions.

I note that Gosford Local Environmental Plan (LEP) 2014 (Amendment No 25) needs to be finalised before this plan can be made. I encourage Council to identify the sequencing of its amending LEPs when requesting legal drafting to Parliamentary Counsel and ensure the mapping is consistent with this sequence. This will assist to minimise delays for subsequent LEP amendments.

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 (02) 4345 4409.

Yours sincerely

 21 June 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Alteration of Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_GOSFO_004_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 16 April 2015 for the proposed amendment to the Gosford Local Environmental Plan 2014 as follows:

1. Delete condition 7:

"7. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination".

And replace with a new condition 7:

"7. The LEP is to be completed by 23 August 2017".

Dated 21st day of June 2017

A handwritten signature in black ink, appearing to read "Stephen Murray".

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

Delegate of the Minister for Planning