

Our ref: Gosford Alive Concept Plan Mod 2 - SSD-9813-Mod-2

Mr Darren Beasley
Development Director
Universal Property Group Pty Ltd
137 Gilba Road
GIRRAWEE NSW 2145

31 July 2025

Subject: Notice of determination

Dear Mr Beasley

On 31 July 2025, the Team Leader Regional Assessments approved the modification application for the Gosford Alive Concept Plan Mod 2 (SSD-9813-Mod-2) under Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The approval is subject to conditions. The assessment report contains our rationale for the conditions. You can view the assessment report, conditions and any endorsed plans on the NSW planning portal at www.planningportal.nsw.gov.au/major-projects.

Reviews and appeals

In some circumstances, applicants have certain appeal and review rights once a determination is made. In terms of this determination, you have a right to request a review of the determination under section 8.2 of the EP&A Act. You also have a right to appeal the determination to the Land and Environment Court under section 8.9 of the EP&A Act. You must make this appeal within six months of the date the decision was listed on the NSW planning portal

If you have any questions, please contact Meg D'souza on (02) 6650 7197 or via meg.dsouza@planning.nsw.gov.au.

Yours sincerely,



Erin Murphy
Team Leader
Regional Assessments