

# Draft Notice of decision – Gosford Regional Library

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	Development Application
Application number and project name	DA 21/14779
Applicant	Central Coast Council
Consent Authority	Minister for Planning

### Decision

The Director, Regional Assessments, under delegation from the Minister for Planning has, under s.4.16 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent and condition is available [here](#)

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

### Date of decision

16 October 2022

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see **Attachment 1**)

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this

The key reasons for granting consent to the development application are as follows:

- the development would provide a range of benefits for the region, including a capital investment value of \$27,143,163 and is predicted to generate up to 136 construction jobs and 15 operational jobs;
- the project is permissible with development consent under the *State Environmental Planning Policy (Precincts- Regional) 2021* and is consistent with NSW Government policies including the Central Coast Regional Plan 2036 goals to grow Gosford City Centre as the region's capital and focus growth within the Southern Corridor, by providing new regional facilities for residents and increase job containment in the region by providing a new innovation hub for start-up businesses;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through the assessment process; and
- weighing all relevant considerations, the project is in the public interest.

- Attachment 1 – Consideration of Community Views**

The Department exhibited the Development Application for the project, including the Statement of Environmental Effects from 19 November 2021 until 16 December 2021 (28 days) and received five submissions, including two from the public (1 objection and 1 in support) and comments from three government agencies.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include parking and easement access. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Parking and easement access</i> <ul style="list-style-type: none"> <li><i>inadequate parking provision and use of spaces on the adjoining site via an easement.</i></li> </ul>	<p><i>Assessment</i></p> <p>The Department considers the proposed vehicle parking provision is acceptable, as:</p> <ul style="list-style-type: none"> <li>it is consistent with the existing Library and other key regional libraries which do not provide on-site public parking</li> <li>the site is located within the heart of the Gosford CBD and is well connected to public transport, being 550m from the station and adjacent to a bus stop</li> <li>a management plan for the multi-use hall will be prepared to manage parking and traffic during large events, and many of these are likely to be outside of core business hours</li> <li>conditions have been imposed requiring 4 spaces to be allocated for the commercial use (innovation hub) in accordance with the Gosford SEPP, and one motorcycle space to be provided</li> <li>the car park is visually hidden from Donnison Street and no additional vehicular access is required</li> <li>the easement for parking is registered on the title and cannot be extinguished without Council approval.</li> </ul> <p><i>Conditions/Response</i></p> <ul style="list-style-type: none"> <li>Conditions have been imposed requiring 4 spaces to be allocated for the commercial use (innovation hub) in accordance with the Gosford SEPP, and one motorcycle space to be provided and a management plan to be prepared for the multi-use hall.</li> </ul>