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Resolved Items Action Statement

Action is required for the following item as per the Council Resolution.

NOTICE OF COUNCIL RESOLUTION

COUNCIL MEETING – 22/03/2016

TITLE PLANNING PROPOSAL SOMERSBY INDUSTRIAL PARK EXPANSION (IR 15045084)

Department: Governance & Planning
Service Unit: Development & Compliance

The following item is defined as a planning matter pursuant to the Local Government Act, 1993 & Environmental Planning & Assessment Act, 1979

RESOLVED (Ward/Bowles) that:

- A Council initiate the Local Environmental Plan 'Gateway' process pursuant to Section 55 Environmental Planning and Assessment Act by endorsing the preparation of a Planning Proposal as outlined in this report aiming to:
- rezone to IN1 General Industrial the following lands Lots B & C DP 101045, Lot 1 DP 366614, Lot 2 DP 364929, Lots 11 DP 618324, Lot 3 DP 550062, Lot 1 DP 522099 and Lot A DP 420575 Acacia Rd, Lot 1 DP 712505 and Lot 91 DP 546768 (Council owned) Somersby Falls Rd, Lot 32 DP 811669 Debenham Rd (North) and all but the vegetated south-eastern part of Lots 12 & 13 DP 618324 Acacia Rd (see draft Planning Proposal maps tabled)
 - rezone the vegetated south-eastern part of Lots 12 & 13 DP 618324 to zone E2 Environmental Conservation (see draft Planning Proposal maps tabled)
 - rezone Lot 1 DP 331541 Wisemans Ferry Rd to E3 Environmental Management.
- B Council notify the Department of Planning & Environment of Council's resolution and request a 'Gateway' determination pursuant to Section 56(1) Environmental Planning and Assessment Act, forward the Planning Proposal, all necessary documentation, this report and resolution, and implement the DP&E's guideline '*LEPs and Council Land*' in respect of Council's land Lot 91 DP 546768.
- C Council request that the Gateway determination include a requirement to undertake the following studies prior to exhibition, which Council will require each land owner to carry out as they will derive the financial benefit from any up-zoning of the land to General Industrial IN1 and resultant increased land value:
- Preliminary Soil Contamination Assessment - Phase 1 Contamination Site Assessment to meet SEPP 55 – Remediation of land for Lot 2 DP 364929 and Lot C DP 101045 Acacia Rd, Lot 32 DP 811669 Debenham Rd Nth, Lot 91 DP 546768 (Council owned) & Lot 1 DP 712505 Somersby Falls Rd.
 - Additional Soil Contamination work for the Gosford quarry site, as outlined in the Phase 1 Contamination Site Assessment prepared by Peter Andrews and Associates.

