
**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

OLG GUIDELINES

As Gosford City Council (GCC) is in a Merger Proposal Period the NSW Office of Local Government *Section 23A Guidelines – Council Decision Making During Merger Proposal Period* (Guidelines) in relation to the decision making process are currently in operation.

The recommendation contained within this report is consistent with these Guidelines as it does not propose any expenditure or income and does not relate to the exercise of a Council regulatory function.

It is considered to be in the best interest of the community and is for the purpose of meeting the needs of the community as it will improve service delivery without imposing significant or ongoing financial commitment, it is necessary for meeting Council's ongoing service delivery commitments, and it represents best practice and does not impose a significant or ongoing financial commitment.

PRELIMINARY

Disclosure of political donations and gifts - s147 Environmental Planning and Assessment Act 1979 (EP&A A)

"A relevant planning application means: (a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site", i.e. a Planning Proposal. The object of Section 147 is to require the disclosure by a person of relevant political donations or gifts when a relevant planning application is made to Council per s147(4).

Council is initiating the subject Planning Proposal, therefore it is not a 'relevant planning application' that requires disclosure per Section 147(4).

EXECUTIVE SUMMARY

The Somersby Business Park was created in 1981 through LEP No: 22.

As part of the preparation of GLEP 2014, the Department of Planning and Environment (DP&E) directed Council as part of its future strategic planning to review industrial land supply in accordance with the Central Coast Regional Strategy 2008 (CCRS). The CCRS set a target of an additional 45,000 jobs in the region over the next 25 years, with 3000 of these within Gosford's employment lands (i.e. industrial zone). Council's investigations to identify potential large areas for provision of additional employment lands, identified lands around Somersby Business Park, plus land in Erina.

The purpose of this Planning Proposal is to rezone 21.53ha of rural land for future industrial development uses, within and adjacent to Somersby Business Park (SBP). The result will be provision of additional future employment lands opportunities.

The investigations reveal that the majority of potential industrial land is in the vicinity of Acacia Rd, east of SBP. Detailed investigations for this area were undertaken with regard to flora and fauna, Aboriginal and European archaeology, flooding and drainage, water and sewer servicing, site contamination, bushfire and visual impacts. These investigations were found to be satisfactory, and bushfire constraints, flooding/drainage issues and visual impacts can be addressed at the development application (DA) stage, furthermore, traffic generated by future industrial development can be catered for within the current road network.

Three small infill (area 1.58ha) lots excluded from LEP 22 were, as part of the study, also found suitable to be zoned for industrial uses {i.e. Lot 1 DP 712505 and Lot 91 DP 546768 (Council owned) Somersby Falls Rd, and Lot 32 DP 811669 Debenham Rd (North)}. Some sites will require more detailed 'site contamination investigations' to proceed, should a Gateway Determination be granted by the Minister for a planning proposal.

No strategic issues have been identified to preclude progression to Gateway of the planning proposal. The rezoning of land for future industrial development uses will assist in providing additional business and employment opportunities. This is a key priority of Council in its planning for the future.

The strategic basis for the Planning Proposal can be found in the existing Central Coast Regional Strategy (CCRS), the draft Central Coast Regional Plan 2015 and Gosford City Council's Employment Lands Study 2010.

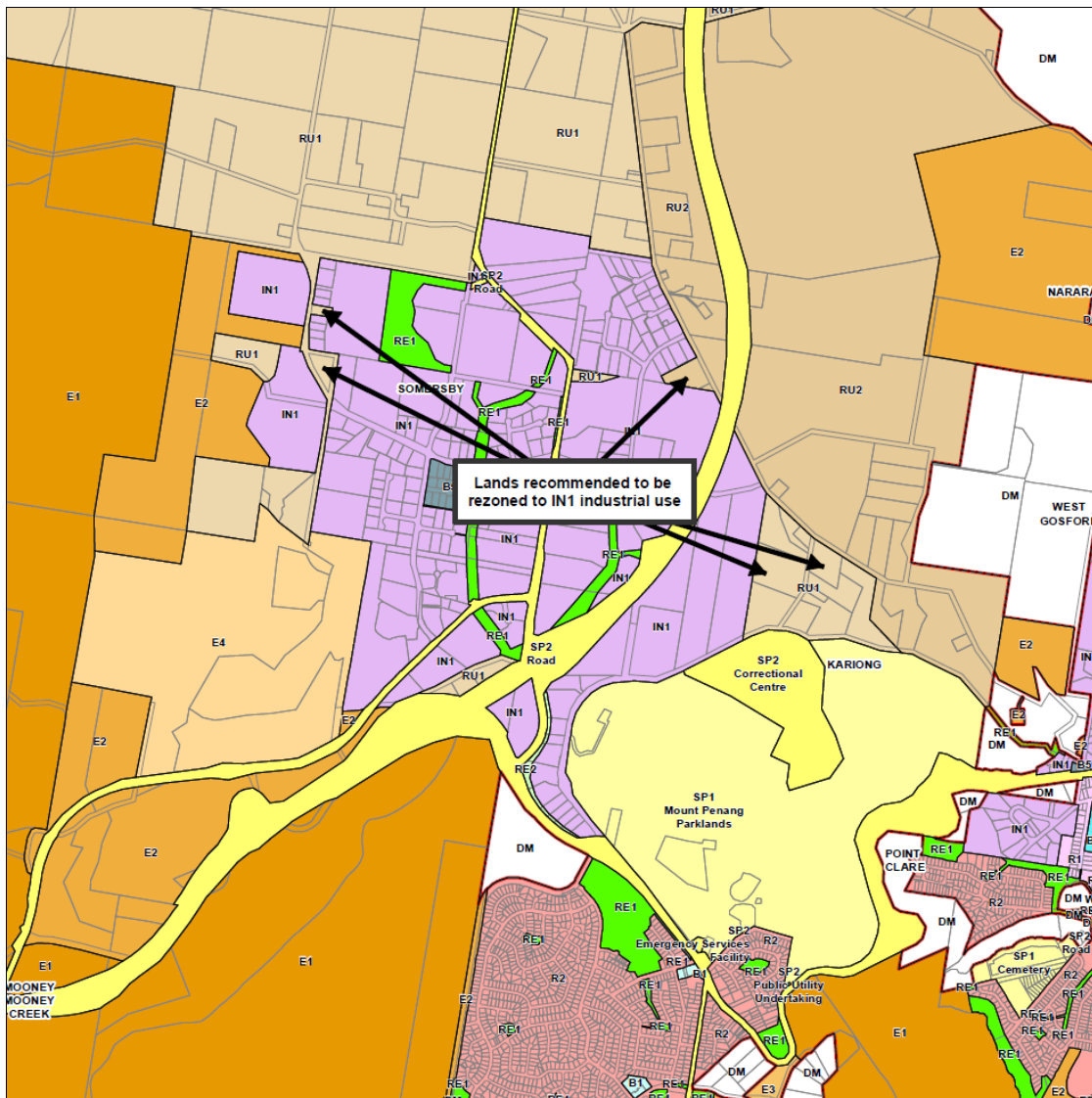
The recommendation of the report is to commence the Planning Proposal process for rezoning lands for industrial purposes which adjoin Somersby Business Park.

BACKGROUND

Purpose of report

This report discusses merits for the preparation of a Planning Proposal (PP) on the land shown on the map below to rezone most of the subject land for industrial uses (together with two areas to environmental zones). The individual lots proposed for the IN1 General Industrial zone are known as 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), Lots 12 & 13 DP 618324 Acacia Rd (excluding south-eastern vegetated area to be zoned E2 Environmental Conservation). (NB: Lot 1 DP 331541 Wisemans Ferry Rd is proposed to be zoned E3 Environmental Management).

Map Somersby Business Park expansion investigation area



If the Planning Proposal is supported by Department of Planning and Environment (DP&E) it will result in an amendment to Gosford LEP 2014 (GLEP).

Environmental Planning Instrument & Zone

The sites subject of the planning proposal expand SBP are zoned RU1 Primary Production under Gosford Local Environmental Plan 2014 (GLEP).

Site Context

Somersby Industrial Park (SBP) is located on the Somersby Plateau south of Dodds Saddle and west of the escarpment. It is comprised of about 271 hectares of land. The SBP is bisected by the M1 and lies adjacent to the Kariong interchange. Most of SBP lies within the Piles Creek water catchment.

Generally, lands north of SBP are zoned for primary production, to the west and south-west are private lands under environmental zones which adjoin Brisbane Water National Park (BWNP), to

the south-east is Mount Penang – Parklands and lying east are rural-residential landuses through to the escarpment.

SBP is identified as part of the key economic employment lands along the southern economic gateway as shown in the draft Central Coast Regional Plan, 2015.

ASSESSMENT

Landuse History

The Somersby Business Park was created to promote development and employment within the Central Coast and Gosford area. Local Environmental Plan No. 22 (LEP 22) rezoned the lands for industrial purposes and was gazetted on 3 July 1981.

Strategic Landuse Planning

Central Coast Regional Strategy

The Central Coast Regional Strategy 2008 (CCRS) is the current regional strategy which guides future growth and development in the region. Its primary aim in relation to employment generation is the creation of 18,000 new jobs in the Gosford LGA, of which 3,000 are to be in 'employment lands' (i.e. industrial zones). Under this strategy future strategic planning for SBP needs to align with the following actions.

Key Objectives:

- Ensuring that sufficient employment lands and commercial office space is provided in appropriate locations to accommodate growth in existing and emerging industries and businesses;
- Increasing and diversifying job opportunities and increasing the level of employment self-containment;
- Promoting innovation and skills development within the region;
- Supporting and strengthening the existing employment base to help key industries achieve critical mass;
- Encouraging and investigating opportunities to diversify the region's economy;
- Protecting existing and proposed transport corridors within the region and to surrounding regions;
- Capitalising on the region's position between Sydney and Newcastle.

Key Actions:

- Action 5.1 - Promote economic and employment growth in the Region to increase the level of employment self-containment and achieve capacity for more than 45,000 new jobs on the Central Coast over the next 25 years;
- Action 5.2 - LEPs are to be consistent with the Central Coast Regional Strategy, the related employment capacity targets and provide a distribution that reflects the centres hierarchy;
- Action 5.7 - Investigate, through the preparation of LEPs, options to expand existing employment land nodes and ensure future development occurring on employment land does not result in inappropriate fragmentation of that land;
- Action 5.13 - The NSW Government and councils are to engage with industry regarding employment land stock to ensure a sufficient supply of employment generating land in the correct locations;

Somersby Business Park is identified as an employment precinct and investigations into possible rezoning of rural land to industrial will align with specific actions of the CCRS.

Draft Central Coast Regional Plan

A new Draft Central Coast Regional Plan was placed on public exhibition in late 2015 and when adopted will replace the CCRS.

The draft plan identifies Somersby Business Park as part of the *Somersby–Erina regional economic growth corridor*, which is provide strategic opportunities to prioritise jobs, services and business growth and this corridor currently employs 28,000 persons.

The following proposed actions within the draft regional plan relevant to this planning proposal are as follows.

Action 2.1.5 - Support other employment development areas and opportunities.

Action 2.4.1 - Expand the southern economic gateway.

The Somersby area and its surrounds, including Mt Penang operates as the region's southern economic gateway. This area has a broad range of land uses including manufacturing, warehousing, logistics and tourism (Somersby), commercial, education and justice (Mount Penang) and residential and centres development (Kariang). The NSW Government will work with Gosford City Council to identify opportunities to expand the employment role of the Somersby economic gateway. The proposed expansion of SBP will facilitate the economic and business connections within the Somersby-Erina regional economic growth corridor. It will allow additional land to be developed, creating jobs, services and business growth.

The Planning Proposal will assist in implementing the strategic directions of the draft plan.

Regional Economic Development and Employment Strategy

The CCRS is underpinned by Regional Economic Development and Employment Strategy (REDES) which provides the long-term strategy for sustainable economic development and jobs growth for the Central Coast Region. The Planning Proposal provides additional employment land which is consistent with the following objectives of the REDES:

- To deliver more than 45,000 new jobs by 2031, increasing the region's level of employment self-containment and providing jobs for a growing population.
- To encourage employment growth in key employment nodes, including strategic centres, employment lands and smaller centres.

Employment Lands Study 2010

The 'Employment Lands Study' (ELS) was prepared in December 2010 by consultants on behalf of Council, in close collaboration between Council and the then Department of Planning and Infrastructure, with funding from the NSW Government's *Planning Reform Fund*.

This document identifies future employment lands development in Gosford over the short, medium and long term, and acknowledges Gosford's potential competitive strengths.

When the ELS was prepared in 2010, the anticipated demand for new 'employment lands' for the period from 2010 to 2036 was 213.2 ha. The existing supply of industrial zoned land not developed was 128 ha. In 2014 Council rezoned about 31.4 ha of land to zone IN1 and the subject planning proposal will rezone a further 21.53ha of land to IN1, leaving a remaining theoretical demand for new industrial land to 2036 of 32.27ha.

The primary aim of the ELS was to identify lands that upon a preliminary investigation may be suitable for future employment lands (industrial development) subject to future studies (see map below).

It provided a broad analysis of existing zoned employment (industrial zoned) lands and identified major sectors, together with the competitive strengths and weaknesses of industrial lands. The ELS identified a number of areas for investigation as possible future expansion of the SBP.

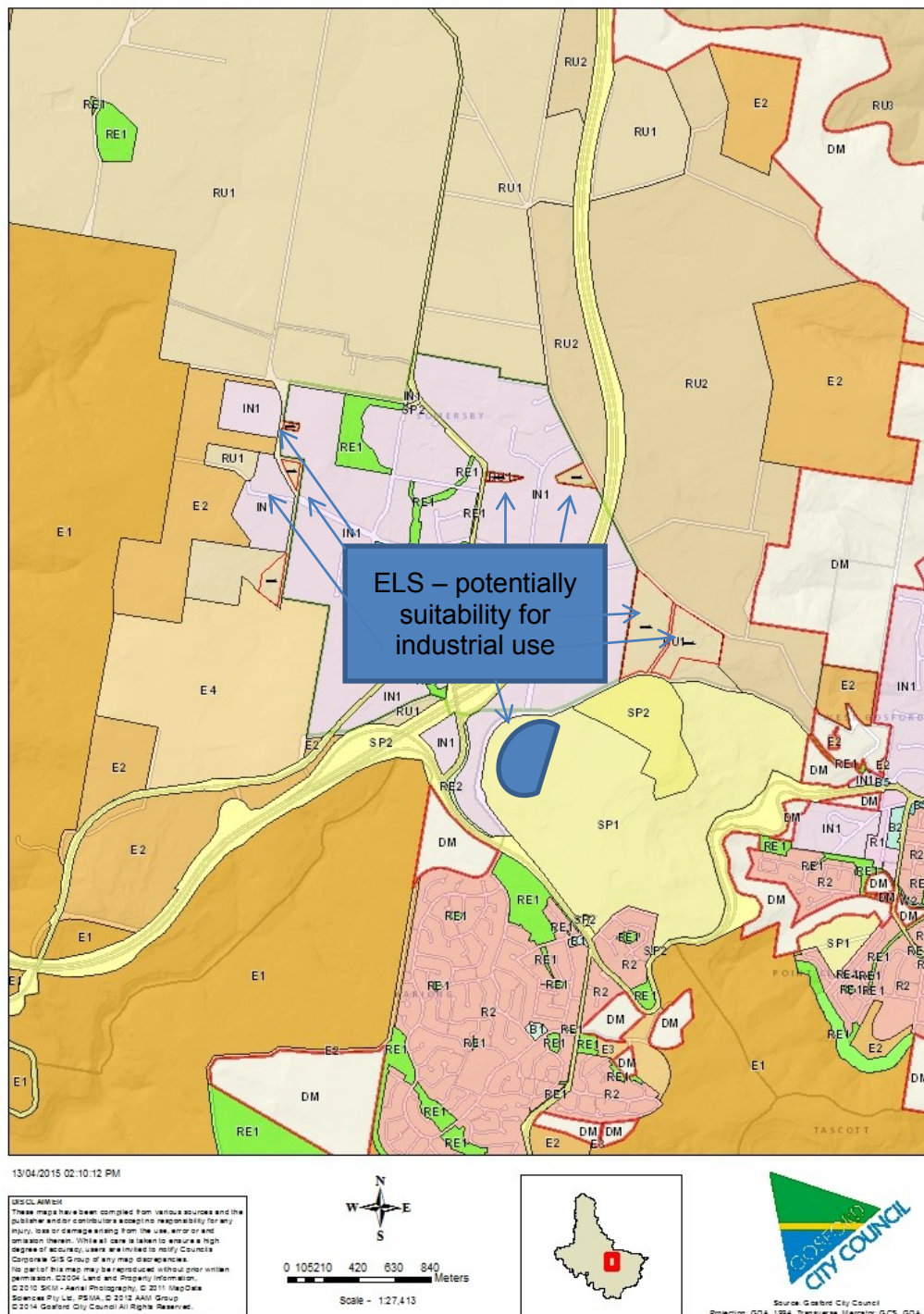
These areas are;

- west of SBP: this area was rezoned in 2014 providing 22.9 ha (approx.) of new IN1 General Industrial land
- east of the SBP: subject of this planning proposal and investigation (Acacia Road)
- small infill sites excluded from the original LEP No: 22 (that rezoned the SBP to industrial) at the owner's request: subject of this planning proposal and investigation

Another site in the area identified for potential employment lands investigation is the western portion of Mount Penang Parklands (adjacent to Kangoo Road). The Central Coast Regional Development Corporation (CCRDC) prepared amendments to Gosford Development Control Plan 2013 (GDGP) for the Mount Penang Parklands site and which were made by Council on 19/12/14. The land is currently zoned SP1 - Special Activities - Mount Penang Parklands under the Gosford LEP 2014. The zoning allows for a range of uses, however it does not permit residential or industrial development. CCRDC has not pursued any alteration to zoning of the land, and as such the site has not been included within the subject Planning Proposal.

The only area recommended with potential for future investigation outside of Somersby / Kariong was the northern side of Barralong Road at Erina, which will be considered as part of Council's draft Growth Framework i.e. *'Centres, Corridors, Communities – A framework for Growth'*.

Employment Lands Study



Somersby Industrial Park - Plan of Management 2005

In 2005 Somersby Plan of Management (POM) was adopted after lengthy environmental investigations and liaison between land owners and various government agencies. The POM identified areas within the SBP that contained archaeological sites and ecologically endangered communities (per Threatened Species Conservation Act) that should be preserved.

The LEP was amended to reflect these constraints and affected lands were designated and mapped as 'ecologically significant and Aboriginal heritage lands', however they remain zoned for industrial purposes. This designation affords protection to these sensitive lands and development is unlikely to occur in these areas in the future.

The POM does not apply to all industrially zoned land in SBP, eg the industrial zoned land in Kangoo Road and in Somersby Falls Rd. Any industrial zoned land resulting from this planning proposal would not be subject to the POM.

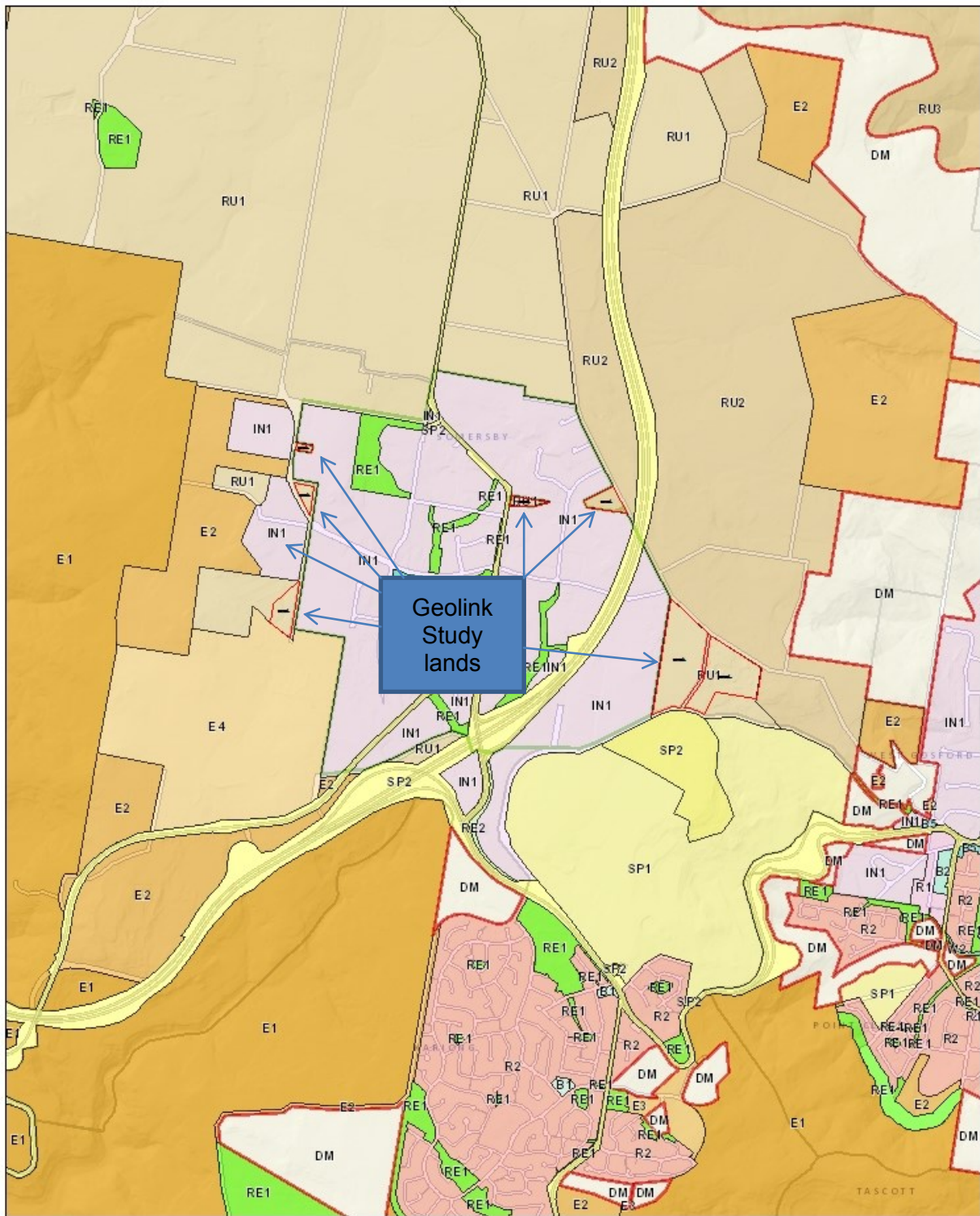
Overview of lands suitability/capability

Non-industrial lands were considered for their preliminary capability and suitability for zoning to industrial uses, having regard to physical attributes of soils, slope, vegetation and servicing / road network issues.

It was found that the major potential area for expansion of employment lands is within the Eastern Precinct (Acacia Rd approx. 19.95 ha). This land is currently zoned RU1 Primary Production. The precinct has been subject to more detailed technical investigations such as ecological, Aboriginal heritage, flooding, visual amenity, traffic, servicing and bushfire. Some small 'infill' areas within the SBP (area of 1.58 ha) are also capable and suitable for employment lands based upon preliminary investigation of existing data available to Council {i.e. Lot 1 DP 712505 and Lot 91 DP 546768 (Council owned) Somersby Falls Rd, and Lot 32 DP 811669 Debenham Rd (North)}. There is potential for about 21.53 ha of additional IN1 zoned land subject to this Planning Proposal.

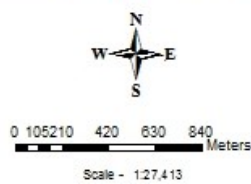
Ecological and Aboriginal Heritage Report – Geolink Consultants 2013

The Geolink report investigated the sites within the subject Planning Proposal, plus some additional sites found to be unsuitable for industrial use (NB: with the exception of Lot 32 Debenham Rd North, which has an area of just 1,091 sqm and a radio tower erected upon it). These investigations were undertaken for the western, infill sites and eastern areas (see map below).



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The report identified a range of environmental (including threatened species) and Aboriginal heritage issues that need to be considered in any future planning proposal. An overview of the issues is outlined below:

- Lot 1 DP 331541 Wisemans Ferry Rd is a small infill site with an area of 9,250 sqm and is zoned RU1. The lot has areas of endangered ecological community, threatened fauna habitat and threatened flora habitat, and as such the lot is unsuitable for industrial development. Having regard to DP&E's Practice Note for Environmental Zones, the most suitable for zone is E3 Environmental Management;
- Lots 31 and Lot 32 DP 811669 Debenham Rd North (infill land).
 - Lot 31 is subject to PP2014.66 to rezone it to IN1;
 - Lot 32 has an area of 1,092 sqm and is zoned RU2 Rural Landscape. Lot 32 was not covered by Geolink Report, however according to Council's vegetation mapping it may have about 100sqm of Endangered Ecological Communities (EEC) in the rear corner of the site. Given the scale of the mapping and the small area potentially involved, it can be addressed at the DA stage;
- The eastern precinct (i.e. Acacia Road) is dominated by existing cleared areas associated with the quarry and agricultural lands, planted or exotic vegetation and native vegetation, which is all suitable for industrial uses, except for sensitive vegetation with high values in the south-eastern corner which is not recommend for industrial uses. No threatened ecological communities or protected marine vegetation were recorded or have the potential to occur in the Eastern Precinct. About 19.95 ha of land in this precinct is suitable for industrial uses
- In the western precinct there are three other small sites, all of which are zoned RU1 Primary Production:
 - Lot 91 DP 546768 (Council owned) fronts Somersby Falls Rd and lies within the boundaries of the SBP. No ecological constraints were found for Lot 91;
 - Lot 1 DP 712505 fronting Somersby Falls Rd fronts Somersby Falls Rd and lies within the boundaries of the SBP. Lot 1 only has a very small ecological affectation along the northern lot boundary to a depth of about 5m, which would not preclude rezoning to IN1 and can be addressed in detail at the development application stage;
 - Lot 102 DP 825163 Myoora Rd lies adjacent to the Council's Water Treatment Works (WTW). The WTW is required in the long term for the region's water provision. Approximately half of Lot 102 to be unsuitable for industrial uses, being the existing vegetation and drainage line in the middle of the lot. The environmental values, coupled with the long term operational needs of the Water Treatment Works, make the whole site unsuitable for industrial uses, hence the current RU1 zone is most appropriate.

Bushfire Hazards

A Bushfire Protection Assessment was undertaken for the Eastern Precinct which provides 19.95ha of the proposed 21.53ha of new industrial land in SBP. This assessment identified that asset protection zones will be required and can be accommodated on the site. Larger APZs are required adjoining the area identified as a high ecological constraint in the south-east of Lots 12 and 13 DP 618324 Acacia Rd and along the south western boundary of these lots, adjoining the vegetation to the west. APZs are also required from vegetated land to the north (i.e. across Debenham Rd). A 10m APZ is also required adjoining the paper road to the south of Lots 12 and 13, however this would not be required if the road reserve is to be cleared in the future. All these issues can be addressed at the Development Application stage.

The three small infill lots proposed for IN1 zoning lie adjacent to land zoned IN1 and bushfire issues can be addressed at the Development Application stage of design {i.e. Lot 1 DP 712505 and Lot 91 DP 546768 (Council owned) Somersby Falls Rd, and Lot 32 DP 811669 Debenham Rd (North)}.

Visual & Amenity

A Visual Impact Assessment was undertaken for the Eastern Precinct. It identified that long distance views are available to and from part of the site from the east, however the impacts are minimal as the field of vision is reduced due to the distance. Further, the land to the south-east is to be conserved within zone E2 which will further reduce the visual impact. These matters can be satisfactorily addressed through amendments to GDCP 2013.

The three small infill lots (proposed for IN1 zoning) lie adjacent to land zoned IN1 and do not raise any strategic visual or amenity issues.

Land Contamination

The eastern precinct is the only large remaining potential area for investigation for expansion of employment lands, as most of the western precinct has now been rezoned for industrial uses, Council embarked upon a *Phase 1 Contamination Site Assessment*.

A Phase 1 Contamination Site Assessment was undertaken for the Eastern Precinct and it found that the overall likelihood for significant chemical contamination to be present within the study area is low.

The likelihood for chemical contamination on the Gosford Quarries site is considered to be moderate due to the long term historical use and storage of oils, fuels and greases, completion of maintenance activities including refuelling and operation of heavy and light vehicles. The likelihood for chemical contamination within the small area to the north-west of the Gosford Quarries site, which was noted to contain oil drums and discarded oil filters is considered to be high due to the presence of visibly stained surface soils. The lateral extent of chemical contamination within this area is considered to be minimal. The Phase 1 Contamination Site Assessment carried out recommends for some sites within the Eastern Precinct that additional soil sampling be carried out and that the Gosford Quarry site, due to its higher likelihood for contamination due to practices associated with the quarry, carry out additional work. This work may be carried out as part of a Gateway determination issued by the Minister.

No Phase 1 Contamination Site Assessment was carried out for Lot 2 DP 364929 and Lot C DP 101045 within the Eastern Precinct, as inspections by Council's consultants could not be carried out upon consultation with owners at the time. No Phase 1 Contamination Site Assessment was carried out for the other three infill sites (proposed for IN1 zoning) lying outside of the Eastern Precinct (i.e. Lot 32 DP 811669 Debenham Rd Nth, Lot 91 DP 546768 (Council owned) & Lot 1 DP 712505 Somersby Falls Rd). A Phase 1 Contamination Site Assessment is required to be carried out for these lots to satisfy SEPP 55 – Remediation of land, and may be carried out as part of a Gateway determination.

Should a Gateway determination be given by the Minister to the Planning Proposal, Council will request that the owners of lands referred to above (requiring various site contamination investigations), to arrange and pay the costs of such investigations (i.e. Lot 2 DP 364929 and Lot C DP 101045 Acacia Road, Lot 32 DP 811669 Debenham Rd Nth, Lot 91 DP 546768 (Council) & Lot 1 DP 712505 Somersby Falls Rd). These lots will receive the benefit of the increase in the value of the land as a result of the rezoning to IN1. Should any land owner decline to pay for the required investigations their land cannot be included in Council's Planning Proposal. Without the required site contamination investigations these lands do not satisfy E.P. & A. Act's SEPP 55 requirements with regard to the Planning Proposal, and will therefore be left under the current rural zone.

Traffic / Transport

A Traffic and Parking Assessment was undertaken for the Eastern Precinct. This report concludes that the proposed development would not have any unacceptable traffic implications in terms of road network capacity, and that no road improvements or intersection upgrades would be required as a consequence of the development proposal.

The three infill lots proposed for IN1 zoning, front existing developed industrial road and lie adjacent to land zoned IN1. They are small (1.58ha) and do not raise any strategic issues. The infill sites can be catered for within current SBP road network capacity and can be addressed at the Development Application stage of design.

Flooding and Drainage

A preliminary hydrology assessment was prepared for the Eastern Precinct. On-site water detention is recommended to return flows to its pre-development rate. Pollutant traps should be utilised and would be designed to capture oil and grease. These matters can be addressed at DA stage.

Council's mapping indicates that the three small infill sites (proposed for IN1 zoning) are outside the mapped 1% AEP flood extent, any issues can be addressed at the DA stage.

Water and Sewer Servicing

Preliminary investigations undertaken by Hunter Water on behalf of Council indicate that water and sewer servicing is feasible for all the subject sites if it is to be developed for employment lands.

Other Servicing

Electricity, telecommunications and telephone services are available within the SBP area.

Social / Community

The rezoning of the subject sites to General Industrial IN1 will assist in providing additional business and employment opportunities to residents of the LGA. This in itself will aid in reducing some commuting out of the area for employment, hence providing social benefits to individuals and families through reduced time travelled to work, thus increasing their overall wellbeing. There are no envisaged negative social / community impacts to the rezoning.

CONCLUSION

A Planning Proposal to rezone 21.53ha of land to General Industrial IN1 under Gosford LEP 2014, is justified for the reasons outlined within the report. These lands are no longer required for agricultural purposes, for which they are zoned.

The rezoning of these lands will provide for additional employment lands opportunities within Somersby and the LGA in the future.

Council's resolution is sought to initiate preparation of the Planning Proposal by seeking the Minister's Gateway determination.

FINANCIAL IMPACT STATEMENT

There is no basis for preparation of a Section 94 (EP&A Act) Contributions Plan given that most of the existing SBP land is both developed and subject to legal agreements to provide services and infrastructure, most of which has been provided to date, the S94 apportionment of servicing costs to existing development would remove most land from any potential Contributions Plan.

Water and sewer charges will be levied and paid under the Water Management Act 2000 and matters directly relevant to future development such as roads and drainage will be addressed at the Development Application stage. This is the same process that has recently occurred with the development resulting from the 2014 rezoning to industrial of land on the western side of Somersby Fall Road in the vicinity of Ghilkes Rd.

Attachments: Nil

Tabled Items: Draft Planning Proposal (IR 15045084)

RECOMMENDATION

- 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.
 - Geotechnical investigations to ascertain the capability of the land for industrial zoning and uses of Lot 1 DP 522099, Lots 11 - 13 DP 618324 and Lot A DP 420575 Acacia Road.
- D After public exhibition of the Planning Proposal, should the Minister for Planning support it, if no submissions objecting to the planning proposal are received the Planning Proposal is to be processed in order to make the plan.
- E Council seeks delegations from the Department of Planning & Environment for this Planning Proposal. Any delegation to Council is to be delegated to the Chief Executive Officer, per s381 of the *Local Government Act 1993*, who will complete the "Authorisation" on behalf of Council and submit to the Department of Planning & Environment.

- F Council prepare and exhibit draft amendments to Gosford Development Control Plan 2013, to (as outlined within the report):
- address potential visual and amenity impacts of the rezoning by provision at development stage of landscaped buffers along the full length of the Debenham Road frontage of Gosford quarry land Lot 1 DP 5220199 & Lot 13 DP 618324 within future development and not permit any vehicular / other access.
 - incorporate all land zoned E2 Environmental Conservation within one lot upon any subdivision / re-subdivision / re-alignment of Lot 3 DP 550062, Lot 1 DP 5220199 & Lots 11/13 DP 618324.
 - address on-site water detention of 230m³ per hectare which is recommended to return flows to its pre-development rate and other matters recommends in the Peter Andrews and Associates Study.
 - amend character statements regarding new zonings.
 - any other relevant matters to assist in the implementation of the Planning Proposal.

