

**Amendment to allow a bulky goods premises at Manns Rd/ Central Coast Hwy, West Gosford**

Proposal Title : **Amendment to allow a bulky goods premises at Manns Rd/ Central Coast Hwy, West Gosford**

Proposal Summary : **The proposal seeks to allow a bulky goods premise to occur on land currently zoned 4(a) Industrial (General) in the Gosford Planning Scheme Ordinance. Council proposes that this would occur by way of an enabling clause which would include a limit on potential floor space of 12,500 m2.**

PP Number : **PP\_2012\_GOSFO\_005\_00**      Dop File No : **12/03486**

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :      **1.1 Business and Industrial Zones  
2.2 Coastal Protection  
2.3 Heritage Conservation  
3.4 Integrating Land Use and Transport  
4.1 Acid Sulfate Soils  
4.3 Flood Prone Land  
4.4 Planning for Bushfire Protection  
5.1 Implementation of Regional Strategies  
6.1 Approval and Referral Requirements  
6.3 Site Specific Provisions**

Additional Information :      **It is suggested that the following conditions could be applied to correct for errors and to make the PP easier to understand:**

- amend the lot and DP descriptions in the PP (and supporting map references) so that the correct property descriptions are used: Lots 5-8 DP 270678, Part Lot 1 DP 270678, Part Lot 4 DP 270678, Part of SP 84324;
- supporting maps provided with the PP be enlarged to A4 size;
- a new locality map and aerial photo be prepared which shows the site within the context of the neighbouring Gosford and West Gosford centres; and
- a zone map of the draft comprehensive LEP which shows the proposed zones for the site.

**It is suggested that the following conditions could be applied in order to progress the PP:**

- consult with the RFS per s117 Direction 4.4;
- consult with the RMS (regarding traffic impacts in the context of the proposed Central Coast Highway/ Manns Road intersection upgrade);
- 14 days community consultation;
- 6 month timeframe.

**It is recommended that the DG agree that inconsistencies with s117 directions 5.1 and 6.3 are of minor significance.**

**It is recommended that the Gateway letter encourage Council to broaden its West Gosford Review so that it considers appropriate zones/ uses for the West Gosford locality, with the view to a LEP amendment resulting from the review, if warranted.**

Supporting Reasons :      **- Lot and DP errors need to be amended.  
- Changes to the maps would help the community to understand the PP.  
- New definition is to remove a similar definition in the GPSO which would become redundant anyway with the comprehensive LEP  
- the PP is inconsistent with 117 direction 4.4 at this time  
- RMS consultation should occur due to major RMS works adjoining site  
- 14 day consultation and 6 month timeframe because the PP could be considered**

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routine/ low impact

- the PP is inconsistent with s117 directions 5.1 and 6.3
- discussion on the West Gosford Planning Review is discussed under the 'Internal Notes - West Gosford Planning Review' and 'Comments in relation to Principal LEP' sections of this report.

**Panel Recommendation**

Recommendation Date : **08-Mar-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

**The Planning Proposal should proceed subject to the following conditions:**

Recommendation :

1. An amendment to include 'bulky goods premises' as an additional permitted use and limit the potential floor space on the subject land is not supported. Council is to zone the land appropriately to reflect the proposed commercial land use and proceed with the planning proposal as a site rezoning.
2. Council is to review the lot and DP descriptions of the subject land throughout the planning proposal to ensure accuracy for the purposes of public exhibition.
3. Council is to include a zoning map under the draft Gosford LEP 2009 of the subject and surrounding land, prepared in accordance with the Department's Standard Technical Requirements for LEP Maps.
4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for a minimum of 14 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- NSW Rural Fire Service
- Transport for NSW - Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

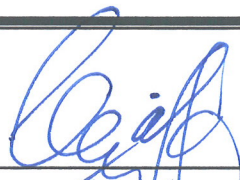
6. Further to Condition 5 above, Council is to consult with the Commissioner of the Rural Fire Service, and if necessary amend the planning proposal to reflect the outcomes of this consultation prior to public exhibition as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Any studies completed in relation to this aspect should be placed on public exhibition with the planning proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

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Signature:



Printed Name:

Neil McCaffrey

Date:

13.3.12