

Amendment to Zone B6 - Enterprise Corridor of Gosford LEP 2014 to permit recreational facilities.

Proposal Title :	Amendment to Zone B6 - Enterprise Corridor of Gosford LEP 2014 to permit recreational facilities.		
Proposal Summary :	The Planning Proposal (PP) seeks to permit the recreation facility (indoor) land use within the B6 Enterprise Corridor Zone.		
PP Number :	PP_2014_GOSFO_004_00	Dop File No :	14/07568

Proposal Details

Date Planning Proposal Received :	03-Jun-2014	LGA covered :	Gosford
Region :	Hunter	RPA :	Gosford City Council
State Electorate :	GOSFORD TERRIGAL THE ENTRANCE	Section of the Act :	55 - Planning Proposal
LEP Type :	Policy		

Location Details

Street :			
Suburb :		City :	Postcode :
Land Parcel :	All current and future land zoned B6 - Enterprise Corridor Zone within the Gosford Local Government Area		

DoP Planning Officer Contact Details

Contact Name :	Ben Jones
Contact Number :	0243485003
Contact Email :	ben.jones@planning.nsw.gov.au

RPA Contact Details

Contact Name :	Brian McCourt
Contact Number :	0243258260
Contact Email :	Brian.McCourt@gosford.nsw.gov.au

DoP Project Manager Contact Details

Contact Name :	
Contact Number :	
Contact Email :	

Land Release Data

Growth Centre :	Release Area Name :
Regional / Sub Regional Strategy :	Consistent with Strategy :

Amendment to Zone B6 - Enterprise Corridor of Gosford LEP 2014 to permit recreational facilities.

MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The Planning Proposal has arisen as a result of a landowner request to allow their land within the B6 zone to be used as an indoor recreational facility (in this case a 24 hour gym). On reviewing the request Council has indicated that this type of land use is compatible with the objectives of the B6 zone and has proposed to allow the use as permissible with consent for all lands zoned B6.**

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The statement of objectives is generally consistent with the department's "A Guide to Preparing Planning Proposals".**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions is generally consistent with the department's "A Guide to Preparing Planning Proposals".**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

**1.1 Business and Industrial Zones
3.4 Integrating Land Use and Transport
4.4 Planning for Bushfire Protection
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions**

Amendment to Zone B6 - Enterprise Corridor of Gosford LEP 2014 to permit recreational facilities.

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 :

d) Which SEPPs have the RPA identified? **SEPP No 55—Remediation of Land**

e) List any other matters that need to be considered : **Nil.**

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **No map changes are required for this planning proposal. A map showing the extent of B6 lands in the West Gosford locality has been provided.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **A period of 28 days community consultation is proposed by council. As the proposal is a low impact proposal, 14 days should be sufficient.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP :

Assessment Criteria

Need for planning proposal : **A PP is needed as the proposed use is not currently permitted in the B6 - Enterprise Corridor Zone. The proposal arose at the request of a land owner within the B6 zone and during assessment Council identified that the use would be compatible with the objectives of the B6 zone. A PP is the only way in which the land use can be permitted.**

Amendment to Zone B6 - Enterprise Corridor of Gosford LEP 2014 to permit recreational facilities.

Consistency with strategic planning framework :

Central Coast Regional Strategy (CCRS)

The PP is consistent with the CCRS as it contributes to employment opportunities for local residents and expands the diversity of possible uses in the enterprise corridor. Both of these aspects can be linked to the objectives of the CCRS.

Local Strategies

Council has indicated that the PP is consistent with the relevant local strategies.

State Environmental Planning Policies (SEPPs)

SEPP 55 – Remediation of Land

The B6 zone is comprised of multiple sites at West Gosford. Consideration of whether any contaminated lands are located within the B6 zone will be undertaken on a case by case basis when a development proposal is submitted. Due to the impractical and time consuming nature of assessing the potential for contaminated lands at the PP stage, this approach is supported.

No other SEPPs have been identified as applying to the PP.

s117 Directions

The PP is consistent with all relevant s117 directions.

Environmental social economic impacts :

Lands zoned B6 – Enterprise Corridor Zone, have been previously developed for urban purposes and as such no significant environmental impacts are envisaged by the PP. The addition of the “recreation facility (indoor)” as a permitted use will have net social and economic benefits by allowing for increased business, employment and recreation opportunities for residents in the region.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	14 Days
-----------------	----------------	---------------------------------	----------------

Timeframe to make LEP :	6 months	Delegation :	RPA
-------------------------	-----------------	--------------	------------

Public Authority Consultation - 56(2) (d) :

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Amendment to Zone B6 - Enterprise Corridor of Gosford LEP 2014 to permit recreational facilities.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name

DocumentType Name

Is Public

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones**
- 3.4 Integrating Land Use and Transport**
- 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 :

- 1. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant section 117 Directions:**
 - Rural Fire Service (4.4 Bush Fire Prone Land)**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal. Once the consultation is undertaken with the public authorities, and information is provided, Council is to update its consideration of section 117 Directions.

- 2. 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 5.5.2 of A guide to preparing local environmental plans (Department of Planning and Infrastructure 2013).

- 3. 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).**

- 4. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.**

Supporting Reasons :

*

Amendment to Zone B6 - Enterprise Corridor of Gosford LEP 2014 to permit recreational facilities.

Signature:

G Hopkins

Printed Name:

G HOPKINS

Date:

5.6.2014