**PLANNING PROPOSAL GOSFORD CITY COUNCIL**

This Planning Proposal has been drafted in accordance with Section 55 of the *Environmental Planning and Assessment Act, 1979* and the Department of Planning and Infrastructure's *A Guide to Preparing Planning Proposals* and *Guide to Preparing Local Environmental Plans.*

A gateway determination under Section 56 of the Environmental Planning and Assessment Act is requested from the DoP&E.

**Part 1 Objectives or Intended Outcomes**

***s.55(2)(a) A statement of the objectives or intended outcomes of the proposed instrument.***

The objective/intended outcome is to allow the ***recreation facility (indoor)*** use within the B6 - Enterprise Corridor zone. This zone is located within the West Gosford locality. This proposal arose as a result of a request to allow this use on Pt Lot 6 in SP67935 Unit 2/57 Central Coast Highway at West Gosford to be used as a recreational facility (indoor).

**Part 2 Explanation of Provisions**

***s.55(2)(b) An explanation of the provisions that are to be included in the proposed instrument.***

The objectives/intended outcome is to include ***recreation facility (indoor)***, in the Gosford Local Environmental Plan 2014 as a permitted use with Council consent in the B6 - Enterprise Corridor zone. The definition of the use is;

***recreation facility (indoor)*** *means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.*

***s.55(2)(d) If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones, heritage areas, flood prone land – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.***

No mapping applies to the Planning Proposal although a map of extent of the B6 zone is provided in Attachment A.

**Part 3 Justification for objectives & outcomes**

***s55(2)(c) The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117).***

**Section A Need for the Planning Proposal**

**1 Is the Planning Proposal a result of any strategic study or report?**

The Planning Proposal did not arise directly as result of any strategic study or report, but as a result of a Planning Proposal for a gym facility in West Gosford to satisfy demands for resident and workers within surrounding localities. It became apparent that such a use is not inappropriate in this zone.

**2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The Planning Proposal has become necessary as the existing B6 zone does not permit a recreation facility (indoor).To permit a use of this nature which is consistent with the objectives of this zone a Planning Proposal is necessary and is an appropriate use within the geographic area that the B6 zone occupies.

**Section B Relationship to strategic planning framework**

**1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The Central Coast Regional Strategy (CCRS) applies to the subject site.

Under “Economy and Employment” (Page 25), the CCRS states that:-

“*A key issue for the Central Coast over the next 25 years is to increase the current level of employment self containment*”

Based on the demands for jobs and improved quality of life, it is important to encourage business that will create jobs and provide services that enhance lifestyle. Apart from external factors such as national economic growth rates, employment growth (in part) is largely driven by demographic and lifestyle changes on the Central Coast, such as young families, older professional workers who commute part-time to Sydney and retirees. These changes have resulted in the growth of home-based businesses, and demand for childcare facilities, entertainment, cafes and specialised health services and the type of services permitted under the recreation facility (indoor) use.

Under “Outcomes” (Page 27), the CCRS states that:-

“*A strong policy framework is required to provide capacity for over 45 000 new jobs between*

*2006 and 2031......*”

The strategy states that the gap between forecast labour force growth and job growth will be managed through:-

(i) local planning changes;

(ii) well managed commuting strategies;

(iii) improved connections between regions; and

(iv) improved data monitoring

The current proposal contributes, in a small way, by amending local planning laws to allow the proposed additional use.

Under “Key opportunities for the Region” (Page 28), the CCRS states that:-

“*growth in health services, driven by population growth, lifestyle preferences, an ageing population and growing sophistication and complexity of services. The number of health-related jobs is forecast to increase substantially over the life of the Strategy*”

Improved opportunities for indoor recreation facilities, in part, a response to the changing lifestyle preferences evolving in the community where such facilities need to respond to community expectations in locations such as West Gosford.

Relevant actions under the CCRS (Page 29) are:-

“*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*”

The Planning Proposal will facilitate the provision of uses such as “health and fitness services” around the core of the Gosford City Centre. The recommended direction of this proposal is to add the use as being permissible within B6 – *Enterprise Corridor zone*.

“*5.18 Enterprise corridors to be investigated and, if appropriate, implemented through principal local environmental plans – possibilities include West Gosford and Long Jetty. Detailed guidelines on enterprise corridors will be issued by the Department of Planning”*

The creation of B6 – *Enterprise Corridor* zone through the Gosford City Centre LEP 2007 which was gazetted on the 21st December 2007.

The provisions of the Gosford City Centre LEP were incorporated in the Gosford Local Environmental Plan 2014, including the B6 – *Enterprise Corridor zone*. The Planning Proposal seeks to include the use (which is consistent with adjoining uses) however it is considered more suitable to insert the use more broadly into the B6 zone as being permissible. The inclusion of the additional use will be in keeping with the objectives of the B6 zone in that:-

(i) it will not affect the promotion of businesses along the main road (i.e. Central Coast Highway) and adds to the mix of compatible uses within the B6 zone;

(ii) it will not inhibit other uses such as business, office, retail and light industrial use, as ample opportunities still exist for such development in the B6 zone; and

(iii) the proposal will not impact on the economic strength of the Gosford City Centre

*Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

Gosford Vision 2025

*Gosford Vision 2025 – A Strategic Direction for the Future* states on Page 15 that:-

“*The key characteristics of Gosford’s population profile reveal a high proportion of youth aged up to 18 years representing 27.9%, with people aged 60 years and over making up almost 21.7%, which is higher than the New South Wales average of 17.3%*”.

Further, it states:-

“*Also of significance is the 19 to 30 age group, which represents 10.5% of the region’s population, while the New South Wales average is 13.6%. This indicates a movement of young people out of the region due to the lack of employment opportunities*”

The Planning Proposal seeks to provide employment opportunities broadly throughout the B6 zone, and providing a lifestyle business that services the needs of that age bracket.

Under Strategies for Creating Economic Opportunity and Employment, (page 27) *Gosford Vision 2025* aims to:-

“*Promote environmentally sustainable industry and innovative technology in the local economy*”.

The inclusion of the proposed use in the B6 zone as permissible with consent under Gosford Local Environmental Plan 2014, will allow the use to be established which will enhance opportunities for the facilities in the localities where the zone is located.

Gosford Biodiversity Strategy 2008

The *Biodiversity Strategy* reiterates the long term goals in *Gosford Vision 2025* that relate to biodiversity. This strategy is also a component of Council's highest level planning document titled *Gosford Community Strategic Plan 2031*.

Clause 1.7 – *Objectives of the Biodiversity Strategy* details the relevant objectives. The Planning Proposal meets the relevant objectives in the following ways:-

*(i) Ensure biodiversity management is a critical consideration in Council’s Strategic Planning process that informs the City Wide Local Environmental Plan.*

The proposal recognises that biodiversity management is a critical consideration in Council’s Strategic Planning process that informs the city wide Local Environmental Plan 2014. The proposal is consistent with that process based on the fact that most B6 land has been cleared of its original vegetation.

*(ii) Maintain or improve Gosford’s Biodiversity for present and future generations.*

The proposal maintains Gosford’s biodiversity as the lands are already cleared for retail/commercial use. The proposal will not have any significant impact on biodiversity.

*(iii) Ensure all Council’s development controls identify biodiversity conservation issues and provide protection for biodiversity.*

The proposal is consistent with Council’s current development controls.

*(v) Conserve the diversity of locally occurring native flora and fauna in the Gosford City Council area at the genetic, species and ecosystem level and ensure actions support recovery of species which have become threatened.*

The proposal meets the objective as B6 lands are generally cleared for retail/commercial use.

The Planning Proposal does not conflict with the principles and actions set out in the in the *Biodiversity Strategy*.

Draft Gosford Landuse Strategy Plan 2031

The primary aim of *Gosford Landuse Strategy 2031* is to implement strategic landuse directions from the community's Gosford Vision 2025 and statutory obligations such as the Central Coast Regional Strategy 2031.

Under Clause 2.6 – *Economy*, the Strategy states:-

“*A strong local economy is vital in providing the means for the Gosford community to achieve its social, environmental and lifestyle aims. The economy needs to expand to provide jobs for its growing population and to develop a broader and more secure foundation*”.

The Planning Proposal is consistent with the strategy in that in enables the operation of a generally lifestyle business that will service the local community and add new jobs to the local economy.

Further, it states:-

“*The targeted growth in population of 30,000 by 2031 (Central Coast Regional Strategy) will of itself generate some jobs. These will be in the sectors that serve these extra people, such as health, education, retail and community services*”

The Planning Proposal is consistent with the strategy in that the proposed use facilitates business in a use that will serve the growing population.

The strategy continues:-

“*Council has a key role in facilitating, in co-operation with other levels of government and private sector, the generation of additional jobs in the face of completion for the business from other regions. Council needs to continue to make it as easy as possible to start and operate a business in Gosford without compromising our social, environmental and governance standards*”.

The Planning Proposal seeks to generate additional jobs in the indoor recreation facility industry. The proposal does not compromise the following standards:-

(i) Social Standards – the proposal does not compromise the social standards of the city, but in fact enhances these standards by providing opportunities in the B6 zone for facilities that complements the needs of the local community;

(ii) Environmental Standards – the proposal should not compromise the environmental standards of the city as the proposal seeks to permit the use in the B6 zoned area which has been developed for urban purposes; and

(iii) Governance Standards – the proposal does not compromise the governance standards of the city in that any Planning Proposal will be merit assessed using the provisions under Division 4 – *LEP’s* of the Environmental Planning & Assessment Act 1979

Under Clause 3.3 – *Strategic Directions*, it states that “*the Central Coast Regional Strategy provides for the strategic directions of Gosford City and Wyong Shire Councils to guide future planning until 2031*.....” and is overviewed by a number of directions including:-

“*Gosford City is designated as the Regional City, which will provide the Central*

*Coast with higher order civic and administration services, cultural and recreational facilities, medical/health specialists and services (including a major regional hospital), professional services, a regional library, regional entertainment facilities and a regional civic precinct*”

The Planning Proposal is consistent with this requirement in that it seeks to provide indoor recreational facilities within the city in the B6 zone.

**5 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

The following assessment is provided of the relationship of the planning proposal to relevant State Environmental Planning Policies.

**SEPPs applicable**

**SEPP55** – **Contaminated Land** was gazetted on the 28th August 1998 andintroduced state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires Councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: *Planning Guidelines*](http://www.planning.nsw.gov.au/assessingdev/pdf/gu_contam.pdf).

Land proposed to be used for these activities will be assessed against contamination assessment criteria as part of a development application. Therefore, the requirements of SEPP 55 do not apply for the purposes of this Planning Proposal.

**Other SEPPs:** No other SEPP has application to this planning proposal. SEPP 71 - Coastal Protection does not apply to the Gosford City Centre (which includes the subject land and the B6 zone).

**6 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The following assessment is provided of the consistency of the Planning Proposal with relevant Section 117 Directions applying to planning proposals lodged after 1st September 2009. S117 Directions are only discussed where applicable. The Planning Proposal is consistent, with all other S117s Directions or they are not applicable.

Direction 1.1 – Business and Industrial Zones

Direction 1.1 was issued on the 1st July 2009 and applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).

The objectives of the Direction are:-

(i) encourage employment growth in suitable locations,

(ii) protect employment land in business and industrial zones, and

(iii) support the viability of identified strategic centres.

The insertion of the recreational facility (indoor) as a permissible use in the B6 zone under Gosford Local Environmental Plan 2014 is consistent with the Direction and will meet the objectives in the following ways:-

(i) encourages employment growth along the Central Coast Highway corridor;

(ii) does not adversely affect employment land in business and industrial zones; and

(iii) supports the viability of identified strategic centres such as the Gosford City Centre

Direction 3.4 – Integrating Land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

* 1. improving access to housing, jobs and services by walking, cycling and public transport, and
  2. increasing the choice of available transport and reducing dependence on cars, and
  3. reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
  4. supporting the efficient and viable operation of public transport services, and

providing for the efficient movement of freight.

A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

* 1. *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and
  2. *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

The B6 zone is located within the boundaries of the Gosford City Centre and near the major entrance thoroughfare to the City Centre. The Planning Proposal is considered to be consistent with this direction.

Direction 4.4 – Planning for Bushfire Protection

This direction applies to all local government areas in which the responsible Council is required to prepare a bush fire prone land map under Section 146 of the *Environmental Planning and* *Assessment Act 1979* (the EP&A Act), or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act. This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land. In the preparation of a Planning Proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.

A Planning Proposal must:-

(i) have regard to Planning for Bushfire Protection 2006;

(ii) introduce controls that avoid placing inappropriate developments in hazardous areas; and

(iii) ensure that bushfire hazard reduction is not prohibited within the APZ

Under the Council’s *Bushfire Prone Land Map*, some of the subject B6 land is shown as being affected by the 100m Buffer Zone.

Should the Planning Proposal be supported, a Bushfire Safety Authority would be sought based on the proposed new use and in accordance with the *Planning for Bushfire Safety* guidelines.

Direction 5.1 – Implementation of Regional Strategies

This direction applies when a relevant planning authority prepares a planning proposal. Planning Proposals must be consistent with a regional strategy released by the Minister for Planning.

The *Central Coast Regional Strategy* applies to the subject site. The Planning Proposal is consistent with the actions of the regional strategy under Chapter 5 – *Economy and Employment* which, in part, states under “Outcomes” on Page 27:-

“*A strong policy framework is required to provide capacity for over 45 000 new jobs between 2006 and 2031, particularly for key employment areas such as professional services. Careful attention and priority must be given to planning, economic development initiatives and infrastructure planning to maximise results for the Region. A coordinated plan for economic development and employment growth on the Central Coast is needed to capitalise on its position between the global city of Sydney and the regional city of Newcastle, while strengthening its own sense as a Region. The gap between forecast labour force growth and job growth will be managed via:*

* *local planning – which needs to respond to the dynamics of economic change ensuring there are sufficient strategic sites and employment lands to meet industry demand and to attract new investment......”*

The current proposal contributes, in small way, by amending local planning laws to allow the proposed additional use throughout the B6 zone.

Under “Key opportunities for the Region” (Page 28), the CCRS states that:-

“*growth in health services, driven by population growth, lifestyle preferences, an ageing population and growing sophistication and complexity of services. The number of health-related jobs is forecast to increase substantially over the life of the Strategy*”

The Planning Proposal is, in part, a response to the changing lifestyle preferences evolving in the community where indoor recreation facilities need to respond to community expectations in key locations such as the edges of the City Centre.

Relevant actions under the CCRS (Page 29) are:-

“*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*”

The Planning Proposal will facilitate the provision of for example “health and fitness services” around the core of the Gosford City Centre in the B6 zone. Further, the proposed use is considered to be more appropriate with the existing indoor and outdoor recreation facilities that successfully operate in the B6 zone at West Gosford.

“*5.18 Enterprise corridors to be investigated and, if appropriate, implemented through principal local environmental plans – possibilities include West Gosford and Long Jetty. Detailed guidelines on enterprise corridors will be issued by the Department of Planning”*

Gosford City Council implemented the creation of B6 – *Enterprise Corridor* zone (particularly in West Gosford) through the Gosford City Centre LEP 2007 which was gazetted on the 21st December 2007.

The provisions of the Gosford City Centre LEP were incorporated in the Gosford Local Environmental Plan 2014 including the B6 – *Enterprise Corridor*. The Planning Proposal seeks to include the use as a permissible use in the B6 zone. The inclusion of the additional use will not impact on the objectives of the B6 zone in that:-

(i) it will continue to enable the promotion of businesses along the main road (i.e. Central Coast Highway) and adds to the mix of compatible uses;

(ii) it will not inhibit other uses such as business, office, retail and light industrial use as ample opportunities still exist for such development in existing floor space or new developments; and

(iii) the proposal will not impact on the economic strength of the Gosford City Centre

Direction 6.1 – Approval and Referral Requirements

The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development and applies when a relevant planning authority prepares a planning proposal.

In accordance with the provisions, the planning proposal:-

(i) does not contain provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and

(ii) does not identify development as designated development

Direction 6.3 – Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls and applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.

The proposal as recommended to Council for support is consistent with the Direction in that:-

(i) the use will be inserted as permissible in the B6 – *Enterprise Corridor* zone, rather than site specific as requested;

and

(ii) it allows that land use (i.e. indoor recreation facility) on land in areas such as West Gosford, with corresponding development standards that already apply under the Gosford Local Environmental plan and Gosford Development Control Plan 2014

**Section C Environmental, social and economic impact**

**7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

Land zoned B6 have been in urban zones and developed for some urban use for many years, hence the likelihood that there is critical habitat or threatened species, populations or ecological communities, or their habitats, on the subject site is low/insignificant.

**8 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

All lands zoned B6 have been in urban zones and developed for some urban use for many years, hence there should be no environmental impacts from the Planning Proposal. Should the use be pursued on other lands zoned B6, relevant assessment will occur at the DA stage.

Flora and Fauna Effects

See above.

Traffic Effects

Should the Planning Proposal be supported and the use be inserted as permissible in the B6 zone under Gosford Local Environmental Plan 2014 the impact on the local roads system of this additional permissible use in the B6 zone would be negligible and within the capacity of the system.

Visual Amenity Effects

The existing B6 area has a generally mixed architectural standard with low scale retail/commercial buildings lining the Central Coast Highway corridor and capitalising on their visually prominent locations.

With the rapid level of resurgent development in the West Gosford precinct over the last 5 years and particularly along the Central Coast Highway, the streetscape and character of the precinct is increasingly becoming more commercialised and the standard of development improving. This will accelerate as a result of growing demands for good quality retail and commercial floor space and the strategic directions highlighted in the Central Coast Regional Strategy.

Should the Planning Proposal be supported, any subsequent development application would specifically address the issues of character and visual amenity in accordance with the provisions of DCP89 – *Scenic Quality* and DCP159 – *Character*.

The subject lands specifically fall within the “**9 – Main Road Employment**” in the “Places” in West Gosford provisions of DCP159 – *Character* (see **Figure 4**).



**Figure 4**

**Extract from DCP159 - Character**

Clearly, DCP 159 anticipated that the subject lands may support further commercial development and is reflected in the “desired character” requirements as follows:

*These should remain mixed-use ribbons of larger scale and medium-impact employment or service activities plus showrooms that benefit from high-exposure, where the civic quality of prominent backdrops to Gosford City’s major arterial thoroughfares are enhanced by “greening” of the road frontages, and where new developments in leafy landscaped settings achieve a co-ordinated standard of presentation.*

The Planning Proposal is consistent with the desired character requirements of DCP159 – *Character* and aims to maintain mixed use nature of the corridor and provide an medium impact service activity (i.e. indoor recreation facility).

Air Quality Effects

Broadly across the B6 zone, whilst the use will be permissible, market forces will limit the number of developments and limit impact would arise with any proposed development.

Erosion and Sedimentation Effects

Broadly across the B6 zone, whilst the use will be permissible market forces will limit the number of similar developments and similar issues would arise with any proposed development which would be dealt with as part of the development assessment process.

**9 How has the Planning Proposal adequately addressed any social and economic effects?**

Support for the Planning Proposal and subsequent construction of the indoor recreation facility in the B6 zone, will have many positive socio-economic benefits for the local community. Benefits will include:-

(i) the provision of uses such as health and fitness centres.

(ii) the creation of a locally based lifestyle facilities that would complement existing adjacent indoor and outdoor recreation facilities and have minimal impact on local services and facilities;

(iii) the potential for an increase in local employment as the development draws on the economy for staff, the delivery of goods and services

Social Impact Effects

Support for the Planning Proposal and subsequent construction of proposed indoor recreation facilities in the B6 zone, will result in benefits for the health and safety of the community by providing facilities that will meet local demand.

With regards to social cohesion, the proposed use will enhance the immediate locality through facilities that will service the needs of a range of age groups and demographics and act as secure fully serviced indoor recreation facilities for local residents and therefore assist in building social cohesion.

In relation to the interaction between any new development and the local community, such will stimulate interaction by providing a meeting place and centres of activities with well planned and secure facilities.

With regards to social equity, the proposed use would particularly benefit a range of age groups as it will:-

(i) provide indoor recreation facilities that is centrally located, easily accessible;

(ii) provide indoor recreation opportunities that are within easy walking and driving distance to adjacent residential catchments, medical facilities and public transport (bus services);

(iii) create business opportunities through new residents who will spend their disposable income locally; and

(iv) enhance and improve the attractiveness of the surrounding precinct by setting new design standards

**Section D State and Commonwealth interests**

**10 Is there adequate public infrastructure for the Planning Proposal?**

The Planning Proposal will not increase the demands upon existing public infrastructure as the use will have a similar intensity of use to other similar uses.

**11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning Proposal?**

No consultations have yet been undertaken with State and Commonwealth agencies as the gateway determination has not yet been issued.

**Part 4 Mapping**

***S55(2)(d) If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones, heritage areas, flood prone land - a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.***

Attachment A to this report contains all relevant mapping to the Planning Proposal.

**Part 5 Community Consultation**

***S55(2)(e) Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.***

Subject to Gateway support community consultation will involve an exhibition period of 28 days. The community will be notified of the commencement of the exhibition period via a notice in the local newspaper and on the web-site of Gosford City Council.

The written notice will:

- give a brief description of the objectives or intended outcomes of the planning proposal;

- indicate the land affected by the planning proposal;

- state where and when the planning proposal can be inspected;

- give the name and address of Gosford City Council for receipt of submissions; and

- indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection:

- the planning proposal, in the form approved for community consultation by the Director-General of Planning;

- the gateway determination; and

- any studies relied upon by the planning proposal.

All mapping associated with the planning proposal is located in Attachment A.

Attachment A - Mapping

Extent of B6 Zone

