

TITLE PLANNING PROPOSAL - PROPOSED EXTENSION OF THE GOSFORD CITY CENTRE INCENTIVE PROVISIONS (IR 15824915)

Department: Governance & Planning
Service Unit: Sustainable Corporate & City Planning

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

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

"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, hence is it not 'relevant planning application' that requires disclosure per s147(4).

EXECUTIVE SUMMARY

Council has contained within the Gosford LEP 2014 the following clause 8.9 Development Incentives, relating to the encouragement of development in the Gosford City Centre. This clause came into effect on 31 August 2012.

8.9 Development Incentives

- (1) The objective of this clause is to provide incentives for development on land in Gosford City Centre.
- (2) This clause applies to land identified as "Gosford City Centre" on the Development Incentives Application Map.
- (3) Development consent may be granted for the erection of a building on land to which this clause applies if the building:
 - (a) will not exceed the maximum height shown for the land on the Height of Buildings Map by more than 30%, and
 - (b) will not exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map by more than 30%.
- (4) Subclause (3) does not apply to development applications made after 31 August 2014

A total of ten (10) development applications have been lodged with Council to take advantage of the bonuses. Three (3) applications have moved to substantial commencement with none of these developments appearing to be moving to further construction activity at this stage.

As can be seen the application of the clause ends on 31 August 2014. Anecdotally, developers are becoming more interested in developing in Gosford and the incentives could encourage further interest and subsequent development. Extension of the end date of application of the bonus clause within LEP 2014 as an interim measure, may encourage other developers to invest in the Gosford City Centre. At the end of this period review of the incentive provisions will occur through the Department of Planning and Environment's Urban Feasibility Model currently in the course of development for the Gosford City Centre. This model will help better target planning provisions to maximise the benefits that any future incentives could provide.

This Planning Proposal has the aim of extending the incentive provisions for a further 18 months to take advantage of the improved developer sentiment towards the Gosford City Centre.

BACKGROUND

Reason for Referral to Council: This report discusses merits for Council's consideration and decision of whether or not to prepare a Planning Proposal (PP) *(which, if supported by Department of Planning & Environment would result in an amending LEP)*, pursuant to Section 55 Environmental Planning & Assessment Act, 1979 (State).

At its meeting on 22 February 2011 Gosford City Council resolved to adopt a number of measures to provide economic development incentives to encourage the early redevelopment of Gosford City Centre. The plan was notified on 31 August 2012.

Council has received 3 applications for S96 EP&A Act amendments to allow bonus development under the clause.

Council has received 7 Development Applications that have incorporated the bonus development under the clause.

A total of 3 Development Applications have moved to substantial commencement with no additional construction work undertaken.

The total value of development for the 10 Development Applications received is \$110.77m.

The two year time frame for the lodgement of development applications that may benefit from the incentives will end on 31 August 2014.

The two-year period between 2012 and 2014 has coincided with a period of improved construction activity in the Australian economy as it moves away from the restrictions associated with the commencement of the Global Financial Crisis (GFC) in 2008. Increased developer interest in the Gosford City Centre has anecdotally been occurring. An extension of time for the availability of a bonus for a short period of time, may assist in capitalising on the improved conditions and lead to further developer activity in the centre.

The Department of Planning and Environment (DP&E) has been developing an Urban Feasibility model for the Gosford City Centre which models the financial viability of residential development, and allows for investigating the impacts of altering development standards to achieve particular profit margins on a development proposal. This model is in a testing phase at present and needs to be fine tuned to better reflect the constraints and development conditions that apply in the Gosford City Centre. The model will not be useable prior to the ending of the incentive provisions on 31 August 2014.

Council at its meeting of 22 February 2011 also made the following resolution;

- C Council amend the CIP to permit a 1% CIP contribution for developments lodged between now and within 24 months of the making of the plan in (a) above, after which time the contribution revert to 4%.*

At the Council meeting of 7 February 2014 Council re-considered the above and resolved:

- A Council rescind Part C of Minute No. 2011/105 dated 22 February 2011.*

- B** Council permit a reduction in the Section 94A Development Contributions Plan – Gosford City Centre (CIP) contribution from 4% to 1% for all development applications lodged from the 22 February 2011 and within 24 months of making the local environmental plan in respect of the Gosford City Centre Incentive Provisions. Upon the expiration of the 24 month period from the date of gazettal of the Local Environmental Plan for the Gosford City Centre Incentive Provisions the development contribution is to revert to 4% as contained within the Section 94A Development Contributions Plan – Gosford City Centre.

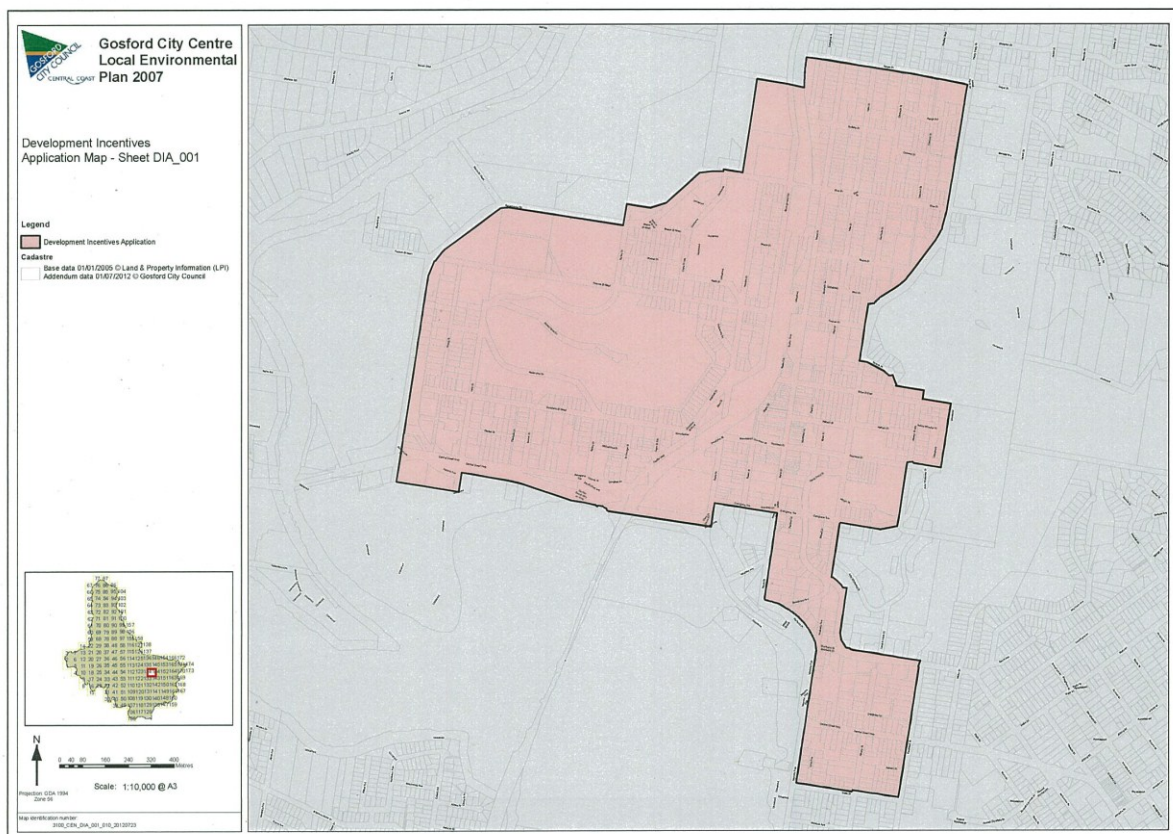
This incentive will also be terminated on 31 August 2014.

Application Received: N/A

Environmental Planning Instrument – Current Zone: Gosford LEP 2014 -Clause 8.9 Development Incentives Gosford City Centre

Area: N/A

Map:



Recommendation:

That Council resolve to request a Gateway Determination to enable the extension of the incentive provisions for floor space and height of building as contained in clause 8.9 in the Gosford LEP 2014, for a further 12 months from the date of notification of the plan coming into effect.

That Council review the incentive provisions during this time to determine the best ongoing option for Gosford LGA.

Overview of Planning Proposal:

The development incentives that have been offered for development in the Gosford City Centre since 31 August 2012 has resulted in \$110.77 m. worth of development approvals that may not have occurred had the incentive provisions not been in place. These approvals are still to yield constructed development, but with improving conditions for construction in Australia it is now more likely that this development will proceed than in any other time in the last six years.

This improving construction climate can be further capitalised on with an extension of the incentives for a further 12 months. After this period the benefits of the bonuses will be diminished and new approaches to encouraging development should be considered.

Council at that time will have the benefit of an Urban Feasibility Model developed by the Department of Planning and Environment to determine the viability of development under various development scenarios for the Gosford City Centre. This model will enable a more refined approach to what are the appropriate development standards for encouraging development in the City Centre.

The ongoing reduction in the CIP from 4% to 1% is not recommended for support beyond 31 August 2014. While the reduction has been beneficial for the 2 year period that it has been operating, Council in supporting the continued reduction in the CIP will place itself in a position where it will have to fund an increasingly larger shortfall in the cost of provision of infrastructure for the City Centre. The provision of this infrastructure in a timely manner is essential in supporting private development activity that will take place in the City Centre and on the basis of Council's Long Term Financial Plan objective of financial sustainability, Council cannot place itself in a position where it has to fund a larger proportion of the infrastructure cost.

'Gateway' planning process

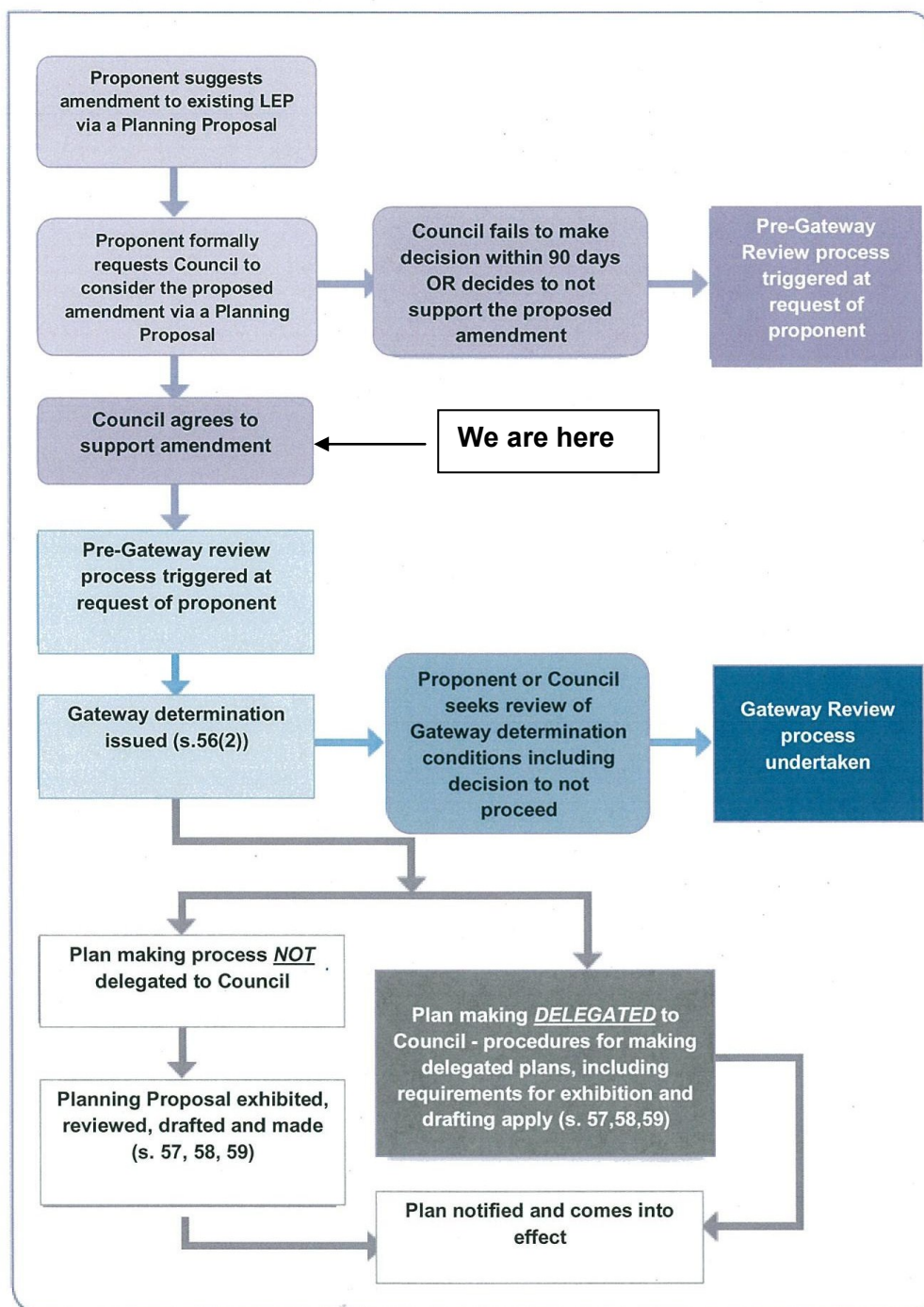
A Local Environmental Plan (LEP) is a legal instrument that imposes zoning of land, standards to control development and other planning controls.

A Planning Proposal application is the mechanism by which a LEP is amended.

The aim of the Gateway planning process is to enable early consideration by the Department of Planning & Environment (DP&E) and if supported then early public consultation. The Gateway process ensures that there is sufficient justification from a planning perspective to support a change to statutory planning provisions. The Gateway therefore acts as a checkpoint before significant resources are committed to carrying out technical studies, where these may be required.

Certain plan making functions may be delegated by Department of Planning & Environment to Council (see Planning Circular PS12-006).

LEP plan making process



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 & Environment'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 DP&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 of the Planning Proposal is to extend the period of application for a further 12 months of the existing 30% floor space and height bonuses outlined in clause 8.9 that currently apply to the Gosford City Centre.

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 outcomes are to be achieved by amending the Gosford LEP 2014 in the following manner;

8.9 Development Incentives

- (1) The objective of this clause is to provide incentives for development on land in Gosford City Centre.***
- (2) This clause applies to land identified as "Gosford City Centre" on the Development Incentives Application Map.***
- (3) Development consent may be granted for the erection of a building on land to which this clause applies if the building:***
 - (a) will not exceed the maximum height shown for the land on the Height of Buildings Map by more than 30%, and***
 - (b) will not exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map by more than 30%.***
- (4) Subclause (3) does not apply to development applications submitted 12 months after the notification of this plan.***

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.

Attachment A to this report contains all relevant mapping to the Planning Proposal. It is proposed that the Planning Proposal will apply to the same land as clause 8.9 of the Gosford LEP 2014.

Part 3 Justification for objectives & outcomes

s.55(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?

Yes.

The 2004 NSW Government's City of Cities Strategy designates Gosford as the regional city of the Central Coast. During 2010 Gosford City Council in partnership with the NSW Government prepared and adopted the Gosford City Centre Masterplan to guide revitalisation of Gosford City Centre. The Masterplan was prepared in response to acknowledgement that in the past decade or so, Gosford was a city centre in decline. The Masterplan provides a clear direction for positive change, indicating what kind of development and creation of public realm is appropriate and necessary to revitalise the City.

There are several critical components in the revitalisation of the City Centre, including identified catalyst projects and the waterfront. However, more widespread investment is needed in residential and commercial buildings throughout the city centre if it is to attain the critical mass to become self sustaining. At this stage of implementation of the Masterplan, early developers face higher commercial risks than investors who follow in the medium term, after investment confidence has been established by the economic success of the 'early movers'.

Given the widespread public benefits which flow from city centre revitalisation and demonstrated community support for revitalisation, State and local government should extend and support initiatives aimed to reduce the commercial risk to those prepared to be 'first round investors' in new city centre developments.

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

Yes.

The planning proposal provides a simple and easily implemented mechanism for increasing permissible gross realisable floor space within the Gosford City Centre.

The intention to extend the period for the increase in the existing maximum building height and floor space ratio development standards by up to 30%, for a further 12 months, is an effective mechanism to encourage early city centre revitalisation. After this time Council will use the UFM as a means to refine the planning provisions that relate to the Gosford City Centre.

Section B Relationship to strategic planning framework

3 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)?

Regional strategies include outcomes and specific actions for a range of different matters relevant to the region. In all cases the strategies include specific housing and employment targets also. The Central Coast Regional Strategy 2006 – 2031 is applicable to the subject land and the proposed rezoning. The Planning Proposal will assist Council in meeting the targets set by the State Government in the Regional Strategy for provision of housing and/or jobs. This Planning Proposal to extend existing bonus is consistent with the following objectives/actions contained within the Regional Strategy for the reasons specified:

In the NSW Government's Regional Cities Strategy, Gosford has been designated as the Regional City for the Central Coast. The Central Coast Regional Strategy 2006 – 2031 is relevant to the consideration of this Planning Proposal:

- Gosford City Centre is to function as the Central Coast's Regional City, providing an attractive and liveable mixed use city centre; and
- one of the key challenges is to rejuvenate Gosford as the Region's major centre, creating the capacity for 6000 new jobs and accommodating 10,000 more residents within the City Centre.

Since the making of the plan to provide incentives in 2012 Council has seen the beginnings of improved confidence in the development of the Gosford City centre and it would be beneficial if these improvements are reinforced through and extension of bonuses for a further 12 months.

Recent consultations with the owners of the main potential city centre redevelopment sites have indicated that having regard to depressed city property prices and the difficulties being experienced in accessing development finance, development incentive measures are required to encourage any substantial redevelopment. The extension of the development incentive provisions included in this planning proposal will provide a catalyst for the early implementation of the Gosford City Centre development outcomes sought by the Central Coast Regional Strategy 2006 – 2031.

3a Does the proposal have strategic merit and is it consistent with the Regional Strategy and Metropolitan Plan, or can it otherwise demonstrate strategic merit in light of s117 Directions?

For the reasons outlined in this Planning Proposal the extension of the bonus provisions does have strategic merit.

3b Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following: the natural environment (including known significant environmental values, resources or hazards) and the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The encouragement for the intensification of development in the Gosford City Centre will encourage its renewal and result in the most efficient use of existing infrastructure which has been focussed on the City Centre and needs to be used to its optimal level.

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

(a) The planning proposal is consistent with the *Gosford 2025 (updated July 2013) – Continuing our Journey* which incorporates a number of objectives and strategies in the Economy theme relating to economic vitality, local business, employment and the city centre, notably:

- C1 - Gosford is a place that attracts people to work, live and visit
 - C1.2 - Pursue new ideas and approaches for business and infrastructure investment
- C2 - Gosford attracts and supports new and existing businesses and investment
 - C2.2 - Promote Gosford as a business location
- C3 - Gosford City Centre thrives as the regional hub
 - C3.1 - Implement the City Centre Masterplan, continuing collaborative approaches to revitalising Gosford

The planning proposal is consistent with these strategic directions, facilitating economic activity and employment growth within an established commercial centre which is well served by regional road and public transport infrastructure and utility services.

(b) The planning proposal is consistent with the *Gosford City Centre Masterplan* adopted by Council and the NSW Government.

The Masterplan was prepared in response to acknowledgement that in the past decade or so, Gosford was a city centre in decline. It provides a clear direction for positive change, indicating what kind of development and creation of public realm is appropriate and necessary to revitalise the City. The Masterplan recognises that there are several critical components in the revitalisation of the City Centre, including identified catalyst projects and the waterfront. However, more widespread investment is needed in residential and commercial buildings throughout the city centre if it is to attain the critical mass to become self sustaining.

This planning proposal will provide economic development incentives to encourage the early redevelopment of the City Centre in a manner consistent with the spatial framework adopted for the City Centre.

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.

(i) SEPPs applicable

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

(i) SEPP 55 – Remediation of Land: Clause 6 of SEPP 55 requires that in preparing an environmental planning instrument, a planning authority is not to include in a particular zone classes of land identified in subclause (4) unless the planning authority has considered whether the land is contaminated and if contaminated (or after remediation), the land is suitable for the intended purpose.

In respect to this Planning Proposal, the matters raised in Clause 6 of SEPP 55 do not arise as the Planning Proposal does not rezone any land, nor change the range of permissible land uses currently permissible in any zone under Gosford City Centre Local Environmental Plan 2007.

(ii) Other SEPPs: No other State Environmental Planning Policy has application to this planning proposal, although any future development application within the City Centre made in accordance with the Gosford City Centre incentive provisions will be required to consider a number of SEPPs, including SEPP 55 (Remediation of Land) SEPP (Major Projects) 2005 and SEPP (Infrastructure) 2007.

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.

(i) Direction 1.1 Business and Industrial Zones: Direction 1.1 applies when a planning authority prepares a planning proposal that will affect land within an existing or proposed business zone.

The objectives of the direction are to encourage employment growth in suitable locations; protect employment land in business zones; and to support the viability of identified centres. This planning proposal is consistent with the requirements of Clause 4 (a) – (e) of the direction:

- (a) The planning proposal aims to provide incentives to encourage the revitalisation of Gosford City Centre and gives effect to the objectives of the direction to encourage employment growth in identified strategic centres;
- (b) the planning proposal retains the areas and location of existing business zones;
- (c) the planning proposal does not reduce the total potential floor space for employment uses and related public services in business zones;
- (d) Not applicable; and
- (e) The planning proposal does not result in 'new employment areas' as such, but rather the early revitalisation of an identified strategic centre.

(ii) Direction 2.2 – Coastal Protection: The Planning Proposal is located within the Coastal Zone and must give effect to and be consistent with *The NSW Coastal Policy*; the *Coastal Design Guidelines*; and the *NSW Coastline Management Manual 1990*.

The Planning Proposal is consistent with this direction as it does not amend Clause 32 of the Gosford City Centre LEP 2007 which gives effect to the principles of the *NSW Coastal Policy*.

(iii) Direction 2.3 - Heritage Conservation: The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

This planning proposal is consistent with the requirements of this direction as it does not amend the Heritage Conservation provisions of Gosford LEP 2014 and does not contain any provision adverse to the protection of Aboriginal cultural significance.

(iv) Direction 3.1 Residential Zones: The objectives of this direction are to encourage a variety and choice of housing types; to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and to minimise the impact of residential development on the environment and resource lands.

The planning proposal is consistent with the requirements of clauses (4) and (5) of this Direction as it does not amend the location or classification of residential zones within the Gosford City Centre; does not alter the permissibility of various housing types within existing residential zones; does not reduce the permissible residential density on any land; and does not amend any provision requiring the provision of services.

(v) Direction 3.4 – Integrating Land Use and Transport: This direction applies when a planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land.

The objective of the direction is to ensure that urban building forms, land use locations, development designs etc achieve access to housing, jobs and services by walking, cycling and public transport; reduce travel demand and distances travelled by car; supporting efficient and viable public transport and the movement of freight.

Clause (4) of the Direction requires a planning proposal to locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of *Improving Transport Choice – Guidelines for Planning and Development 2001* and *The Right Place for Business and Services – Planning Policy 2001*.

This planning proposal is consistent with the requirements of the direction by providing for increased retail/commercial/residential development and community facilities/services within the Gosford City Centre which offers a choice of transport modes and by providing opportunities for people to live and work within the City Centre results in people making fewer and shorter trips.

(vi) Direction 5.1 Implementation of Regional Strategies: The objective of this direction is to give effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.

Clause (4) of the Direction requires planning proposals to be consistent with a regional strategy released by the Minister for Planning.

This planning proposal is consistent with the objectives, policies and actions contained in the Central Coast Regional Strategy 2006 – 2031 as indicated in the response to B1 above; and

(vii) 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.

Clause (4) of the Direction requires a planning proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development, and the proposal is consistent.

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?

N/A

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

N/A

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

The planning proposal will result in positive social and economic effects by providing economic incentives for the early revitalisation of Gosford City Centre, providing a wide range of activities and uses including retail, commercial, residential, entertainment and recreation facilities, in a manner consistent with the Gosford City Centre Masterplan.

Section D State and Commonwealth interests

10 Is there adequate public infrastructure for the Planning Proposal?

Yes.

Water, sewer, electricity, telephone and gas utilities are available to service the initial phase of city centre revitalisation.

The City Centre is well served by both existing bus and rail public transport services and the initial phase of city centre redevelopment would not have an adverse impact on the level of service of the existing road network, or traffic or pedestrian safety.

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.

Other Matters for Consideration

Council has been selected to participate in the Future Cities Program which should provide valuable insight into other mechanisms for Councils consideration post this one year extension.

Conclusion

The LEP 2014 bonus 30% increase in floor space and height of building provided for the Gosford City Centre has provided a level of response from the development industry that indicates that these bonuses, plus the general improvement in the construction industry climate, are resulting in a more positive outlook for the Centre. The bonuses have contributed towards a total of \$110.77 m worth of development being approved in the nearly two (2) years since they came into effect in August 2012.

To capitalise on the momentum that is being created in the Gosford City Centre by the above factors the Planning Proposal supports the extension of the application of the bonus provisions for a further 12 months. Extension of the bonuses beyond this time frame will diminish the benefits that such incentives can provide.

The extension of the time available for use of the bonuses also provides the opportunity for the Department of Planning and Environment's Urban Feasibility Model for the Gosford City Centre which models the financial viability of residential development, and allows for investigating the impacts of altering development standards to achieve particular profit margins on a development proposal to be further developed. This model is in a testing phase at present and needs to be fine tuned to better reflect the constraints and development conditions that apply in the Gosford City Centre. This model will assist in refining existing development standards to achieve the aim of revitalising the Centre. The model will not be useable prior to the ending of the incentive provisions on 31 August 2014.

Should Council wish to reconsider the matter after public exhibition where no submissions objecting to the matter have been received, Part C of the recommendation should be amended to include the words: "After public exhibition of the Planning Proposal a report is referred to Council on the matter."

Additional confidential information about the Gosford City Centre Incentive Provisions is provided to Councillors under separate cover.

FINANCIAL IMPACT STATEMENT

The recommendation does not impact on Council's financial position.

Attachments: Mapping of area covered by Planning Proposal

Tabled Items: Nil

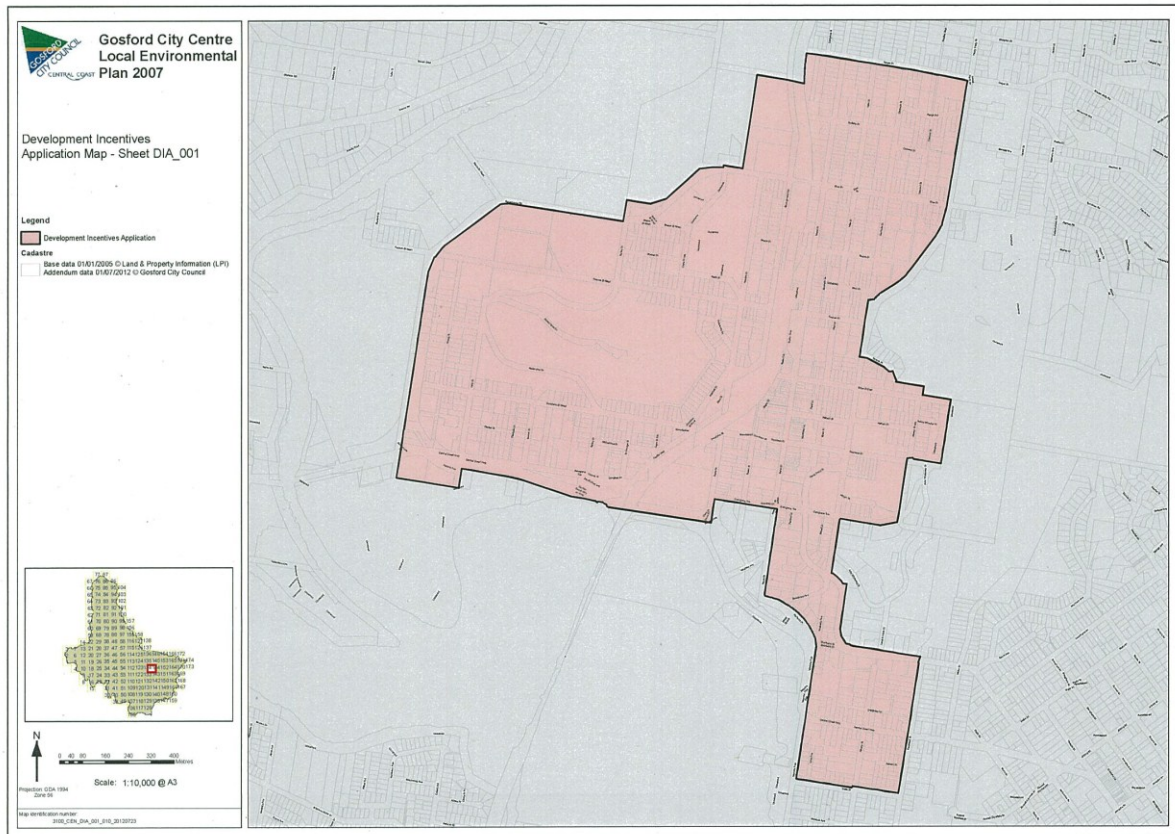
RECOMMENDATION

- 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 for the extension of the Gosford City Centre incentive provisions of Gosford LEP 2014 clause 8.9 Development Incentives for 12 months from when the plan is made.
- B Council notify the Department of Planning & Environment of Council's resolution requesting a 'Gateway' determination pursuant to Section 56(1) Environmental Planning and Assessment Act and forward the Planning Proposal and all necessary documentation according to their requirements and this report.
- C 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 sent to the Department of Planning & Environment in order to make the plan.
- D 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 - Paul Anderson, 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.

ATTACHMENT – Planning Proposal Mapping**APPENDIX 1 Existing Zoning Map**

N/A

APPENDIX 2 Proposed Zoning under Draft Gosford LEP**APPENDIX 3 Aerial Photograph**

N/A

APPENDIX 4 Relevant Council Dekho mapping layers (e.g. SEPP 71, SEPP 14, Land Classification) Proposed LEP Map

N/A