

TERRIGAL, additional permitted uses - 'Rapedo' land fronting Painters Lane

Proposal Title : **TERRIGAL, additional permitted uses - 'Rapedo' land fronting Painters Lane**

Proposal Summary : **Add dual occupancies, multi dwelling housing and residential flat buildings as additional permitted uses to 'Rapedo' land fronting Painters Lane, Terrigal.**

PP Number : **PP_2015_GOSFO_005_00** Dop File No : **15/06231**

Proposal Details

Date Planning Proposal Received : **29-Apr-2015** LGA covered : **Gosford**

Region : **Hunter** RPA : **Gosford City Council**

State Electorate : **TERRIGAL** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street :

Suburb : City : Postcode :

Land Parcel : **'Rapedo' lands fronting Painters Lane Terrigal**

DoP Planning Officer Contact Details

Contact Name : **G P Hopkins**

Contact Number : **0243485002**

Contact Email : **garry.hopkins@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 :

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

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

d) Which SEPPs have the RPA identified? **SEPP No 55—Remediation of Land
SEPP No 71—Coastal Protection**

e) List any other matters that need to be considered : **Council states the proposal is inconsistent with s.117 direction 2.2 in that the heights for the site are not the result of place-specific urban design studies nor do they comply with the generally recommended heights for centres on this scale as set out in the Coastal Design Guidelines. Given the planning proposal maintains existing heights, only adds additional permitted uses, any future development application will be subject to assessment and Council's DCP 2013 contains controls addressing scenic quality, character, design, amenity and views in Terrigal, it is considered that any inconsistency with the direction could be viewed as being of 'minor significance'.**

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 : **Mapping is included as an attachment to the council report and needs to be included as part of the planning proposal.**

Will need additional permitted use map to be prepared before the plan can be made.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **28 days proposed including targetted consultation with nearby landowners and a local community group. At least 14 days would be appropriate.**

Additional Director General's requirements

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

If Yes, reasons : **Delegations have been requested by Council and this is supported.**

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 : **The proposal will amend Schedule 1 and the Additional Permitted Use map of GLEP 2014.**

Assessment Criteria

Need for planning proposal : **The proposal corrects an inadvertent consequence of the B2 zoning in GLEP 2014. Under GLEP 2014 only shop top housing can occur whereas the applicant and Council require a wider range of residential accommodation to be permissible.**

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Consistency with strategic planning framework :

The proposal is stated to be consistent with the Terrigal Bowl Strategic Plan but this document was not provided with the planning proposal and is not available on Council's web site. An excerpt from the Plan was provided which confirms the intention to have a residential character along Painters Lane.

The Strategic Plan should be made available to support the exhibited planning proposal or the planning proposal should be updated.

Environmental social economic impacts :

There has been significant community interest in the development of this site over a number of years. Council proposes targeted consultation and this is supported.

The planning proposal identifies traffic, water and sewerage infrastructure needs but nothing that cannot be resolved at development application stage.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 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 : **No agency consultation is identified by Council and this is supported.**

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

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

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
Council report.pdf	Proposal Covering Letter	Yes
Council resolution.pdf	Proposal Covering Letter	Yes
PLANNING PROPOSAL Rapedo.docx	Proposal	Yes
PLANNING PROPOSAL Rapedo - Attachment - Maps.docx	Proposal	Yes
PLANNING PROPSOAL Rapedo - Timeline.docx	Proposal	Yes

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**
 - 3.1 Residential Zones**
 - 3.4 Integrating Land Use and Transport**
 - 5.1 Implementation of Regional Strategies**
 - 6.1 Approval and Referral Requirements**
 - 6.3 Site Specific Provisions**

Additional Information : **Inconsistency with 117 direction 2.2 agreed to.**

Fix references to lot number.

Ensure maps are included in planning proposal (not currently included). An APU map will be required before the plan is finalised.

Terrigal Bowl Strategic Plan available for review or update planning proposal to remove references to this document.

14 days community consultation.

No agency consultation.

No public hearing required.

6 months to complete.

Delegation to Council.

Supporting Reasons : *

Signature:



Printed Name:

G P HOPKINS

Date:

9 May 2015

