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Resolved Items Action Statement

Action is required for the following item as per the Council Resolution.

NOTICE OF COUNCIL RESOLUTION

COUNCIL MEETING – 12/05/2015

**TITLE PLANNING PROPOSAL REPORT S55 IN RESPECT OF ZONING
LOT 4 DP740663 AND PART LOT2 DP740663 TAYLOR ROAD
LISAROW TO R2 AND PART OF LOT 2 DP 740663 TO E2.
APPLICANT: BRIAN FITZGERALD (IR 16101481)**

Department: Governance & Planning
Service Unit: Development & Compliance

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

RESOLVED (Ward/Burke) that:

- A Council initiate the Local Environmental Plan 'Gateway' process pursuant to Section 55 of the Environmental Planning and Assessment Act, 1979 by endorsing the preparation of a Planning Proposal as outlined in this report for zoning Lot 4 DP 740663 and part of Lot 2 DP 740663 Taylor Road, Lisarow to R2 Low Density Residential and part of Lot 2 DP 740633 Taylor Road, Lisarow to E2 Environmental Conservation.
- B Council notify the Department of Planning & Environment of Council's resolution requesting a 'Gateway' determination pursuant to Section 56(1) of the Environmental Planning and Assessment Act, 1979 and forward the Planning Proposal and all necessary documentation according to their requirements and this report.
- C Council requests that the Gateway determination include a requirement to undertake the following studies prior to exhibition, which will be required to be carried out by the applicant:
 - Bushfire Hazard Assessment
 - Preliminary Contamination Assessment
 - Geotechnical Report
 - Consent of relevant adjoining owners for the provision of drainage and sewerage easements.
- D 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 processed in order to make the plan.

E The applicant be advised of Council's resolution.

F Council seek delegations from the Department of Planning & Environment for this Planning Proposal.

Any delegation to Council is to be delegated to the Chief Executive Officer, 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.

G Gosford Development Control Plan 2013 be amended in the following manner:

- the boundary of the Character Precincts within Chapter 2.1 be amended to reflect the proposed R2 Low Density Residential zone;
- the subject land be incorporated into the map of Lisarow-Niagara Park in Chapter 5.14 and notations added to indicate no vehicular access to Taylor Road;
- Chapter 5.14 be amended to contain a requirement for a Bushland Management Plan to be submitted with any future subdivision application pertaining to the E2 portion of the subject land.

The proposed amendments to Gosford DCP 2013 are to be exhibited with the Planning Proposal.

For the Resolution:

Councillors McKinna, Macfadyen, Bocking, Burke, Morris, Scott and Ward.