



Central Coast Council

Planning Proposal

No's 356 and 392 Manns Road, West Gosford

File No: RZ/91/2016

May 12, 2017



Planning Proposal

Lots - part Lot 1 and Lots 18-21 DP 270678, Lot 30 DP 1172968, part SP 84324

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Date: May 12, 2017

Version Pre Gateway

Central Coast Council

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Property - part Lot 1 and Lots 18-21 DP 270678, Lot 30 DP 1172968,
part SP 84324

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Background & Locality Context	3
Part 1 Objectives or Intended Outcomes	5
Part 2 Explanation of Provisions	5
Part 3 Justification	5
<i>Section A – Need for the Planning Proposal</i>	5
<i>Section B – Relationship to strategic planning framework</i>	6
<i>Section C – Environmental, Social and Economic Impact</i>	18
<i>Section D – State and Commonwealth Interests</i>	19
Part 4 Mapping	20
Part 5 Community Consultation	20
Part 6 Project Timeline	22
Supporting Documentation	22

Background & Locality Context

The initial planning proposal for the site was lodged with the Council on 7/6/2016 and applies to No's 356 and 392 Manns Rd West Gosford (i.e. part Lot 1 and Lots 18-21 DP 270678, Lot 30 DP 1172968 and part SP 84324). The planning proposal sought the rezoning of the subject sites from IN1 General Industrial to B5 Business Development (total area about 10.04 hectares) with the application of relevant Floor Space Ratio and Height of Building controls. The aim of the proposal is to facilitate the continued supply of business zoned land in an appropriate location within West Gosford so as to provide employment and business opportunities in the Central Coast local government area (LGA).

On 2 February 2017 an amendment to the planning proposal was lodged with Central Coast Council. The amendment seeks to withdraw the original rezoning request to B5 zone. The amendment seeks to amend Clauses 10 and 11 of Schedule 1 Additional Permitted Uses (APU) under the *GLEP* which currently apply to the land. The amendment proposes to delete the maximum floor area limitations on all sites and to alter the additional permitted use from bulky

goods to commercial premises on the Hometown site, and from bulky goods / business premises to commercial premises for existing buildings on the Riverside site. (NB: No change to the IN1 General Industrial zone is proposed in the amendment).

The requested change to the uses permitted within the APU for the land is not supported, however the deletion of all floor space limitation for existing the APU on the land is supported.

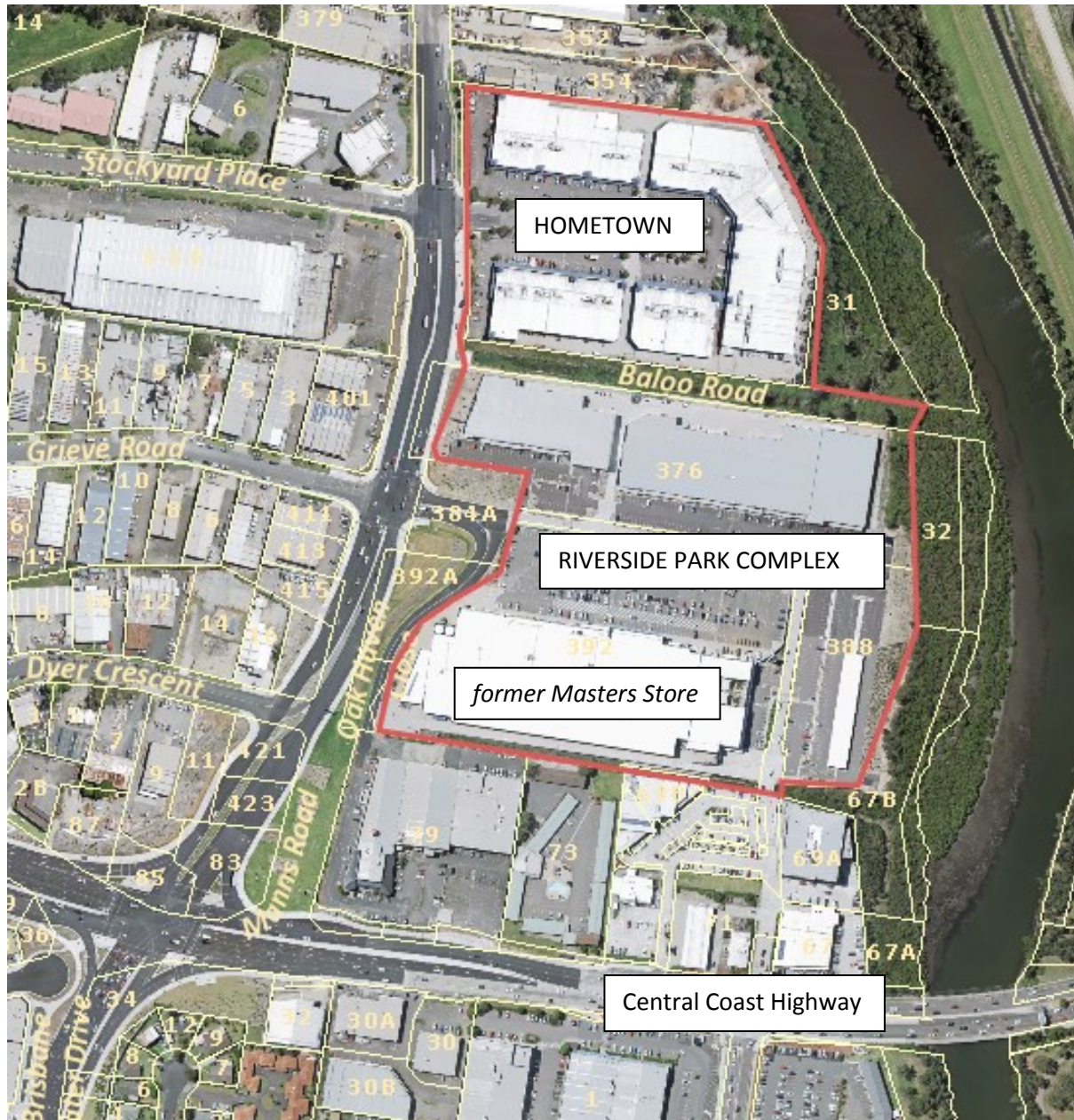


Figure 1: Aerial photograph and subject sites indicated in red

The subject sites (refer Figure 1) comprise land lying between Manns Road and Narara Creek, situated north of land Central Coast Highway at West Gosford. The sites are developed (refer Figure 1) with large scale warehouse type buildings and associated car parking at grade. The sites are located less than 2 kilometres west of Gosford City Centre. The closest railway station is situated at Gosford and bus services run frequently along Central Coast Highway and less frequently along Manns Road.

Part 1 Objectives or Intended Outcomes

The objective of this Planning Proposal is to delete all references to maximum floor space limitations on the additional permitted uses allowed on the subject sites.

Part 2 Explanation of Provisions

The proposed outcome of the Planning Proposal will be achieved by:

- Amending *Gosford Local Environmental Plan (LEP) 2014 Schedule 1 Additional Permitted Uses Clauses 10 and 11* by deleting all references to 'maximum floor space limitations'

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or report?

No.

The Planning Proposal is not the result any strategic study or report.

In 2016 the State Government released the Central Coast Regional Plan 2036 (CCRP) which provides the strategic planning for the region for the next 20 years until 2036. The subject area lies within the CCRP's proposed *Southern Growth Corridor* which is designated as a priority location for future jobs, services and business growth within the southern half of the region.

The assessment of the Planning Proposal (as amended) indicates that it has merit to proceed for a Gateway Determination request of the NSW Department of Environmental and Planning (DoPE) in advance of Council's future strategic planning to establish the *Southern Growth Corridor*. The Planning Proposal is consistent with actions in the CCRP which seek to capitalise on improved access derived from the \$170 million upgrade of the Central Coast Highway, Brisbane Water Drive and Manns Road intersection, to increase employment diversity and integrate land uses at West Gosford. The proposed amendments will more appropriately reflect the existing character of commercial development on both sites.

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 is the best means of achieving the objectives and intended outcomes as it is the logical way of supplying additional employment and business opportunities in appropriate locations within West Gosford and rationalising the zoning regime.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Central Coast Regional Strategy 2036

Yes.

The *Central Coast Regional Strategy 2006 – 2031 (CCRS)* is applicable to the subject land and the proposed rezoning in accordance with the Minister's Section 117 Directions under the Environmental Planning and Assessment Act. The Planning Proposal will assist Council in meeting the targets set by the State Government in the regional strategy for provision of jobs. The following action contained within the regional strategy is relevant to the Planning Proposal:

5. Economy and Employment	
Action	Consistency
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.	Consistent. The proposal will enhance the range of employment / business opportunities onsite, resulting in the creation of new local job opportunities.

Table 1: Central Coast Regional Plan Strategy - Assessment

Central Coast Regional Plan 2036

Yes.

The *Central Coast Regional Plan 2036 (CCRP)* applies to both of the former Gosford and Wyong local government areas (LGAs), i.e. the Central Coast Council area. The Planning Proposal will assist Council in meeting the targets set by the State Government in the regional plan for provision of jobs. The CCRP is to provide the basis of planning by local government and sets out a number of actions. The table below demonstrates that the Planning Proposal is consistent with the relevant actions identified in the CCRP:

2	Direction 2: Focus economic development in the Southern and Northern Corridors	
	Action	Assessment
2.2	Capitalise on improved access from the \$170 million upgrade of the Central Coast Highway, Brisbane Water Drive and Manns Road intersection to increase employment diversity and integrate land uses at West Gosford.	Consistent. Proposal will enhance the range of employment opportunities.
3	Direction 3: Support priority economic sectors	
	Action	Assessment
3.2	Harness opportunities for business investment and employment by leveraging major public transport investment and projects.	Consistent. The proposal relates to sites located in the immediate vicinity of the recently upgraded Central Coast Highway, Brisbane Water Drive and Manns Road intersection.
4	Direction 4: Strengthen inter-regional and intra-regional connections for business	
	Action	Assessment
4.1	Enhance the competitive value of the region by encouraging business and employment activities that leverage the major inter-regional transport connections to Sydney and the Hunter regions.	Consistent. The proposal has the potential to increase employment activity within the area being in the vicinity of the recently upgraded Central Coast Highway, Brisbane Water Drive and Manns Road intersection.
7	Direction 7: Increase job containment in the region	
	Action	Assessment
7.1	Facilitate economic development that will lead to more local employment opportunities on the Central Coast.	Consistent. The proposal seeks to increase employment & business activity within West Gosford.

Table 2: Central Coast Regional Plan – Assessment

4. Is the planning proposal consistent with Council's local strategy or other local strategic plan?

Gosford 2025 Community Strategic Plan

Yes.

The *Gosford Community Strategic Plan (CSP)* outlines a set of guiding principles, aspirations and values for the community for the former Gosford City Council area. These reflect social, economic, environmental and governance aspects for now and the future. The following strategies outlined in the *Community Strategic Plan* are applicable to this Planning Proposal:

CSP Objective	Consistency
C1.1 Broaden range of business and industry sectors.	Consistent. The proposal will enhance the business opportunities and creation of new jobs through more flexibility planning provisions.
C1.3 Increase and broaden the range of local jobs across existing and emerging employment sectors.	Consistent. The provision of additional business opportunities via this Planning Proposal is consistent with this direction.

Table 3: Community Strategic Plan Assessment

Biodiversity Strategy

Yes.

The Biodiversity Strategy (2008) provides a framework and guide for the management of biodiversity in Gosford area that is consistent with regional, state, national and international strategies, plans and policies.

Action	Consistency
7. Focus development around existing urban centres to maintain the urban development in the existing urban footprint to protect agricultural and environmentally sensitive lands.	Consistent. The Planning Proposal is consistent with this action as it proposes to alter, in order to enhance, planning provisions on existing urban zoned land.

Table 4: Biodiversity Strategy – Assessment

5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Yes.

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) as detailed below.

State Environmental Planning Policy	Comment
SEPP No 14 – Coastal Wetlands	
The aim of this policy is to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the State	Consistent. Part of the subject land is located within the area to which State Environmental Planning Policy No. 14 – Coastal Wetlands applies (Wetland No. 921). The applicant advised that historical aerial photography shows that the SEPP 14 land was cleared and filled prior to the commencement of SEPP 14 and that the <i>DoPE</i> has previously agreed that the filling of the land was carried out prior to the commencement of SEPP 14 and in accordance with previous development consents. Notwithstanding this, the identification of a very small portion of the land in SEPP 14 is not considered to be an impediment to the planning proposal, as the site is almost entirely disturbed and developed with buildings, roadways and car parking, hence the planning proposal is consistent with the aims and objectives of the SEPP.
SEPP No 19 - Bushland in Urban Areas	
The general aim of this policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of: (a) its value to the community as part of the natural heritage, (b) its aesthetic value, (c) its value as a recreational, educational and scientific resource. Some of the specific aims of the SEPP which are relevant to this Planning Proposal are: - to protect the remnants of plant communities which were once characteristic of land now within an urban area, - to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the	Consistent. Given the cleared and existing developed nature of the site, with only one very small vegetated area (adjacent to the creek) affected by regionally significant vegetation, which lies outside of this development, it is considered that there will be no significant environmental impact resulting from the rezoning, hence the planning proposal is consistent with the aims and objectives of the SEPP.

State Environmental Planning Policy	Comment
long term, - to protect rare and endangered flora and fauna species, - to protect habitats for native flora and fauna, - to protect wildlife corridors and vegetation links with other nearby bushland, - to protect significant geological features, - to protect archaeological relics	
SEPP No 44 - Koala Habitat Protection	
This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline	Consistent. The feed tree species listed in Schedule 2 of the SEPP are not present on the subject land, thus the land is considered not to be a potential koala habitat, and hence the planning proposal is consistent with the aims and objectives of the SEPP.
SEPP No 55 - Remediation of Land	
The SEPP requires council to consider whether the land is contaminated, if it is suitable in its contaminated state or whether remediation is required from previous land uses as identified in Table 1 of the Contaminated Land Planning Guidelines (<i>DoPE</i> document on their website)	Consistent. All the subject lands have been developed, either with buildings, roadways or car parking, except for one small vegetated area (adjacent to the creek) affected by regionally significant vegetation, hence the planning proposal is consistent with the aims and objectives of the SEPP.
SEPP 71 - Coastal Protection	
The land is within the boundary of SEPP 71. The broad aim of the SEPP is to ensure the effective management and protection of coastal areas and encourage a strategic, comprehensive approach to coastal management and development. It also sets out a range of matters for consideration, including public access, suitability of development, detrimental effects, scenic qualities, measures to conserve animals and fish and wildlife corridors, effects on coastal processes, cultural	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area; hence planning proposal does not raise any significant issues having regard to the provisions of the SEPP, and is therefore consistent with the SEPP.

State Environmental Planning Policy	Comment
values, and water quality and for rezonings, the means to encourage compact cities and towns.	
Draft SEPP (Competition) 2010	
The aims of this draft SEPP are to promote economic growth and competition, and to remove anti-competitive barriers in environmental planning and assessment. Its requirements mean the commercial viability of proposed commercial development is not a matter to be taken into consideration for the purposes of determining a Development Application. It also requires that a restriction in an Environmental Planning Instrument (i.e. LEP / SEPP) or DCP on the number of a particular type of retail premises in a development or in an area does not have effect, nor does a restriction on proximity to other developments.	Consistent. The planning proposal is consistent with the aims and objectives of the draft SEPP.

Table 5 SEPP's – Assessment

State Environmental Planning Policy 71 Clause 8	Comment
a) The aims of the Policy:	Consistent. The request does not seek to alter the zone, but will delete all references to floor space limitations on Additional Permitted Uses. The land is already developed with buildings, roadways or car parking within an existing urban area; hence planning proposal is consistent with the aims of the policy.
b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved	Consistent. The proposal will not alter any existing / potential access to Narara Creek to the east through the adjacent public reserve zoned RE1 Public Recreation.
c) opportunities to provide new public	Consistent.

access to and along the coastal foreshore for pedestrians or persons with a disability	The proposal will not alter any existing / potential access to Narara Creek to the east through the adjacent public reserve zoned RE1 Public Recreation.
d) the suitability of development given its type, location and design and its relationship with the surrounding area	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area, hence planning proposal will not affect current amenity.
e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area, hence planning proposal will not have a detrimental impact on local amenity.
f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities.	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area, hence planning proposal will not have a detrimental impact on local scenic qualities.
g) measures to conserve animals (within the meaning of the Threatened Species Conservation Act 1995) and plants (within the meaning of that Act), and their habitats	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area, hence planning proposal will not have an effect on threatened species and plants
h) measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area, hence planning proposal will not have an effect on fish and their habitat.
i) existing wildlife corridors and the impact of development on these corridors,	Not applicable.
j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development	Consistent. The subject site is not identified to be subject

on coastal processes and coastal hazards	to coastal processes (e.g. erosion, dune instability etc.).
k) measures to reduce the potential for conflict between land-based and water based coastal activities	Not applicable. No land-based / water based coastal activity conflict would result from this proposal.
l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area, hence planning proposal will not have an effect on these matters.
m) likely impacts of development on the water quality of coastal waterbodies	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area, hence planning proposal will not have an effect on these matters.
n) the conservation and preservation of items of heritage, archaeological or historic significance	Consistent. There are no identified European Heritage items or areas in the vicinity of the site and the land is already developed with buildings, roadways or car parking within an existing urban area.
o) only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities	Consistent. The land is already developed with buildings, roadways or car parking within an existing urban area.

Table 6: State Environmental Planning Policy 71 Clause 8 – Assessment

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

Yes, with the exception of '4.4 Planning for Bushfire Protection', consultation for which will occur with the RFS post a Gateway Determination being issued, and there is expected to be no issue given the developed nature of the site. The proposal has been considered against the relevant Ministerial Section 117 Directions, as summarised below, with the full assessment following.

No.	SUMMARY - Section 117 Directions	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	Y	Y
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N	N/A
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	N	N/A
2.2	Coastal Protection	Y	Y
2.3	Heritage Conservation	N	N/A
2.4	Recreation Vehicle Areas	N	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Par North LEPs	N	N/A
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	N	N/A
3.2	Caravan Parks and Manufactured Home Estates	N	N/A
3.3	Home Occupations	N	N/A
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	Y	Y
4.3	Flood Prone Land	Y	Y
4.4	Planning for Bushfire Protection	Y	TBD

No.	SUMMARY - Section 117 Directions	Applicable	Consistent
Regional Planning			
5.1	Implementation of Regional Strategies	Y	Y
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.8	Sydney's Second Airport: Badgery's Creek:	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	N	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	N	N/A
6.3	Site Specific Provisions	Y	Y
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	N	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A

Table 7: Section 117 Directions – Summary Assessment

DETAILED ASSESSMENT – Section 117 Directions	
Direction	Comment
1.1 Business & Industrial Zones	
Aims (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, (c) support the viability of identified strategic centres	Consistent. The proposal will provide flexibility to facilitate the efficient and economic use of both sites and will more appropriately reflect the existing character of commercial development on

	both sites.
2.2 Coastal Protection	
The objective of this direction is to implement the principles in the NSW Coastal Policy. This direction applies to the coastal zone, as defined in the <i>Coastal Protection Act 1979</i>. This direction applies when a relevant planning authority prepares a planning proposal that applies to land in the coastal zone. What a relevant planning authority must do if this direction applies A planning proposal must include provisions that give effect to and are consistent with: (a) the NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997, (b) the Coastal Design Guidelines 2003, (c) the manual relating to the management of the coastline for the purposes of section 733 of the Local Government Act 1993 (the NSW Coastline Management Manual 1990). A planning proposal must include provisions that give effect to and are consistent with: (a) the NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997 (b) the Coastal Design Guidelines 2003 (c) the manual relating to the management of the coastline for the purposes of section 733 of the Local Government Act 1993 (the NSW Coastline Management Manual 1990).	Consistent. The subject land is generally cleared of native vegetation as it is developed with commercial enterprises.
3.4 Integrating Land Use & Transport	
Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	Consistent. The proposal will integrate with the established road and public transport system, particularly the recent major upgrades by RMS to the Central Coast Highway / Manns Rd / Brisbane Water Dr intersection, which provides significant additional capacity to cater for expected traffic growth for the next two decades.
4.1 Acid Sulfate Soil	
Aims avoid significant adverse environmental impacts from use of land with probability containing acid sulfate soils	Consistent. Some of the site is affected by Acid Sulfate Soils Class 2,

	however these lands have been developed either with buildings, roadways or car parking.
4.2 Mine Subsidence and Unstable Land	
Aims prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence	Consistent. According to Council's mapping, some of the site adjacent to the creek vegetation has medium potential to be unstable land; however these lands have been developed either with buildings, roadways or car parking.
4.3 Flood Prone Land	
The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land	Consistent. The subject land is developed with commercial enterprises. Any future development would have any flooding potential assessed in the Development Application process.
4.4 Planning for Bushfire Protection	
Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.	Consistency to be verified upon referral post Gateway Determination to the Rural Fire Service, however as subject land is developed with commercial enterprises it is expected to be consistent.
5.1 Implementation of Regional Strategies	
Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies	Consistent. The proposal has been assessed against the actions of the Central Coast Regional Strategy and the Central Coast Regional Plan and is consistent with these documents.
6.1 Approval and Referral Requirements	

Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development	Consistent. The planning proposal will not create the need for referrals for development applications
6.3 Site Specific Provisions	
Aims to discourage unnecessarily restrictive site specific planning controls	Consistent. The proposal will actually reduce the site specific planning provisions applying to the site.

Table 8: S117 Ministerial Direction – Detailed Assessment

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?*

No.

An inspection of the site confirmed that the vegetation is consistent with Bells mapping adopted by Council. Part of the subject land is located within the area to which State Environmental Planning Policy No. 14 – Coastal Wetlands applies (Wetland No. 921). The applicant advised that historical aerial photography shows that the SEPP 14 land was cleared and filled prior to the commencement of SEPP 14 and that the DoPE has previously agreed that the filling of the land was carried out prior to the commencement of SEPP 14 and in accordance with previous development consents. The identification of a very small portion of the land in SEPP 14 is not considered to be an impediment to the planning proposal, as the site is almost entirely disturbed and developed with buildings, roadways and car parking.

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

Bushfire

No.

The subject land has small areas classified as Rural Fire Service Bushfire Category 2 and Buffer. Should the Planning Proposal be supported, the Gateway determination is likely to require consultation with the Rural Fire Service. Consistency to be verified upon referral post Gateway Determination to the Rural Fire Service, however as subject land is developed with commercial enterprises it is expected that there will be no impacting issues.

Contaminated Land and Acid Sulfate Soils

No.

All the subject lands have been developed, either with buildings, roadways or car parking, except for one small vegetated area (nearby to the creek) affected by regionally significant vegetation, hence the planning proposal will not add any land for future development which has potential for contamination.

Some of the site is affected by Acid Sulfate Soils Class 2; however, these lands have been developed either with buildings, roadways or car parking.

The proposal will not result in a greater risk regarding these soils.

Flooding and Drainage

No.

Portions of the site are flood affected. The subject land is developed with commercial enterprises. Any future development would have flooding potential assessed in the Development Application process, which is expected to be of a minor nature.

9. *Has the planning proposal adequately addressed any social and economic impacts?*

Yes.

The planning proposal aims to provide enhanced commercial opportunities, hence more local job opportunities, which incrementally will assist in reducing commuting. There are no perceived negative social or economic impacts expected from the proposal.

Section D – State and Commonwealth Interests

10. *Is there adequate public infrastructure for the planning proposal?*

Traffic and Transport

Yes.

The Roads and Maritime Services' (RMS) *Guide to Traffic Generating Developments Updated Traffic Surveys* published in August 2013, provides the latest summaries of land use traffic generation. The Planning Proposal is likely to generate additional traffic due to increase in potential bulky goods and business premises type uses. Should this proposal be granted a Gateway Determination by DoPE it is expected to be referred to the RMS and Transport for NSW for assessment.

The recent \$170 million upgrade of the Central Coast Highway, Brisbane Water Drive and Manns Road intersection will facilitate an increase in employment diversity and opportunities, whilst integrating land uses at West Gosford. The recent intersection upgrades that have been designed to cater for traffic increases over the next twenty years and are not expected to have any significant impact on the road network. The Planning Proposal will benefit from these major road upgrades. It is anticipated that due to the recent significant upgrades to nearby intersection at Manns Road, Pacific Highway and Brisbane Water Drive, that a traffic study will not be required.

The subject land is not located along a major bus service route like the Central Coast Highway. From a transport planning viewpoint, the subject site is not well served by public transport. Additional development may in time however, result in a response to increase the frequency of bus services in the locality.

Water and Sewer

Yes.

Water and Sewer infrastructure are already available and onsite, hence there are no objections raised to the proposal.

Waste

Yes.

Waste Services advise that the existing sites were developed with consideration for servicing of solid waste generated by the developments i.e. access, servicing etc. Intensification of uses can be catered for with regard to solid waste management with existing access arrangements and road network. Waste Services has no objection to the Planning Proposal.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

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

Part 4 Mapping

No mapping amendments are required.

Part 5 Community Consultation

'In - principle' support by Council for the proposal will enable a Gateway Determination to be made which will allow the Planning Proposal to be placed on public exhibition. The public exhibition process will enable the community to be involved in the further refinement of the proposals for this

important land in their local area. It is expected that the proposal will be made available at the following locations:

- Gosford Office: 49 Mann Street, Gosford, and;
- Council's website: <http://www.gosford.nsw.gov.au/about-council/general-information-rates/items-on-exhibition>

Part 6 Project Timeline

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	N/A	21 June 2017	21 June 2017
Anticipated timeframe for the completion of required technical information	None expected	None expected	None expected
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days	30 June 2017	21 July 2017
Commencement and completion dates for public exhibition	4/8/2017 to 25/8/2017	4 Aug 2017	25 Aug 2017
Dates for public hearing (if required)	Not expected	Not expected	Not expected
Timeframe for consideration of submissions and proposal post exhibition	Await new Council –Feb 2018	Await new Council – Feb 2018	Await new Council – Feb 2018
Date of submission to the Department to finalise LEP	1 Month	28 Feb 2018	30 Mar 2018
Anticipated date RPA will make the plan (if delegated)	30 Days	28 Feb 2018	30 Mar 2018
Anticipated date RPA will forward to the Department for notification	1 Day	31 Mar 2018	30 Mar 2018

Table 9: Key Project Timeframes