

PLANNING PROPOSAL

Lot 4 DP 654894, Lot 2 DP 712505 and Lot 3 DP 712505 Somersby Falls Road, Myoora Road and Ghilkes Road, Somersby in the City of Gosford

INTRODUCTION

This Planning Proposal has been drafted in accordance with Section 55 of *The Environmental Planning and Assessment Act, 1979* (EP&A Act) and the Department of Planning and Infrastructure's (DPI) *A Guide to Preparing Planning Proposals*.

A Gateway Determination under Section 56 of the EP&A Act is sought.



Figure 1 – Site Location

The Planning Proposal is for land comprising Lot 4 DP 654894, Lot 2 DP 712505 and Lot 3 DP 712505 Somersby Falls Road, Myoora Road and Ghilkes Road, Somersby. The land area is approximately 24 hectares in area.

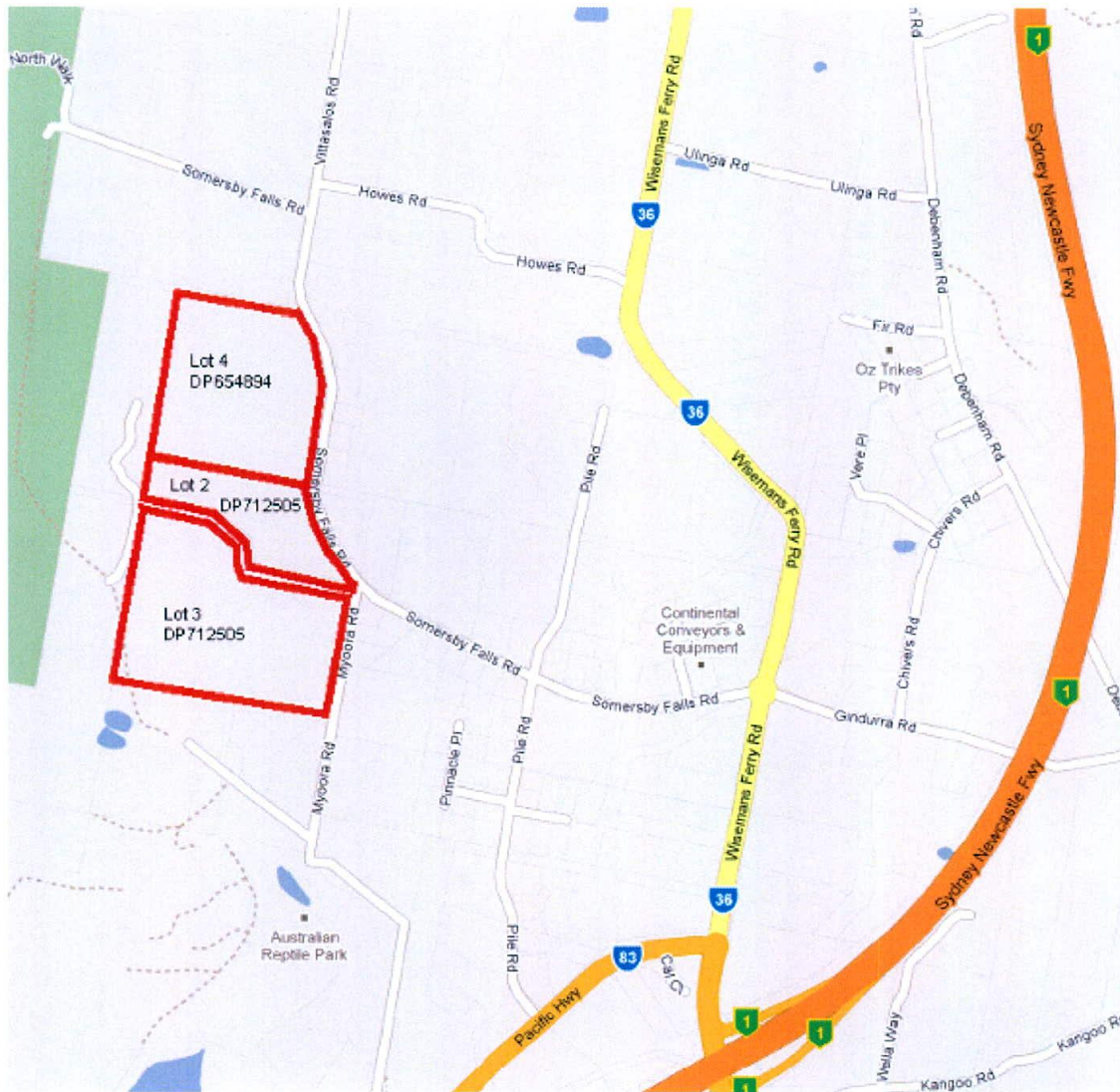


Figure 2 – Land Affected by the Planning Proposal

The land is currently zoned 1(a) Rural (Agriculture) in accordance with Gosford Interim Development Order 122 (IDO 122).

The Planning Proposal proposes rezoning this land from 1(a) Rural (Agriculture) Land to 4(a) Industrial (General).

Under the exhibited draft Gosford LEP 2009 (dLEP2009), it is proposed to rezone the land to Zone RU1 Primary Production. However, following exhibition

and consideration of submissions concerning dLEP2009, at its meeting 31st May 2011 Council resolved that:

The Gosford Employment Lands Investigation has recommended that this can be considered as a proposed future employment land. Rezoning would be dependent upon a range of investigations which are proposed to be commenced in the first half of 2011. Alternatively, if a planning proposal is lodged it would be assessed on its merits. Provisions of the DDCP in relation to character should remain whilst the land stays zoned RU1.

The land will be generally used for light industrial uses, support and service industries and possible research and information technology. Development of the site will also allow other industrial uses and provide greater vertical integration with the existing uses in the Somersby Industrial Estate. This will ultimately enable a greater level of employment opportunities.

BACKGROUND

Somersby Industrial Park

The Employment Land Investigation states that the Somersby Industrial Park is the biggest industrial area in the Gosford LGA comprising a total area of 296.5 ha zoned industrial. There are 197 lots within the precinct with an average size of 14,472.2 sqm. This includes 56 lots over 1 ha in size with 39 over 2 ha. The majority of land uses are linked to manufacturing.

This area is zoned 4(a1) General Industrial under the Gosford LEP No 22 and is proposed to be zoned IN1 General Industrial under the draft Gosford LEP 2009. An additional 14.3 ha of Industrial land is proposed to be zoned IN1 General Industrial under the draft Gosford LEP 2009 (total zoned land in Somersby Precinct is 310.8 ha).

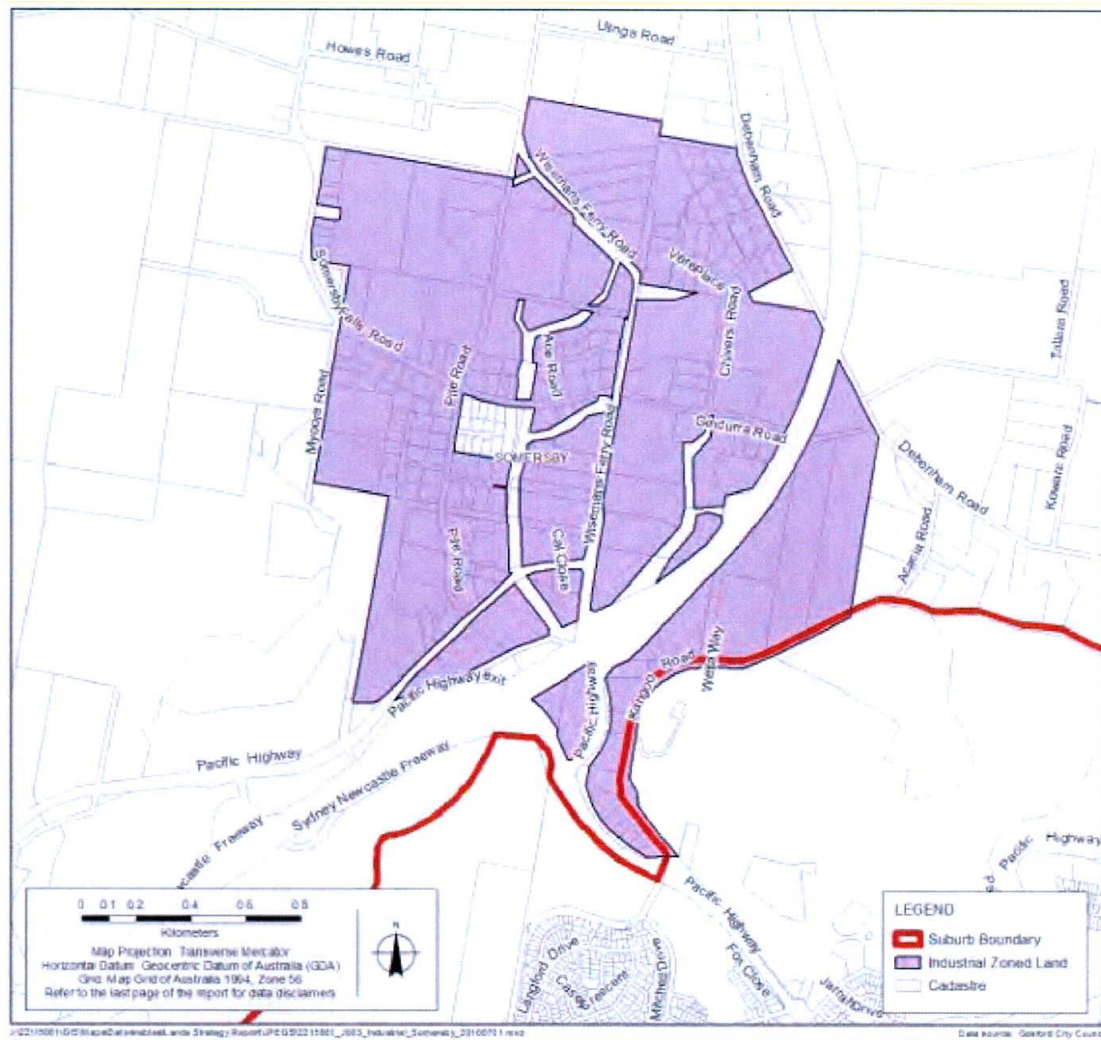


Figure 3 – Somersby Industrial Area (from GHD, 2010, pg 38)

Employment Lands investigation 2010 (ELI)

Gosford City Council, with funding from the then Department of Planning, now DPI, engaged consultants GHD and AECgroup to undertake an Employment Lands Investigation for the Gosford Local Government Area (LGA). The consultants' report was completed in December 2010 and has been accepted as an information source that identifies future areas suitable for further investigation with a view to rezoning land for employment generating (industrial) development. (GCC, 2011, pg 4).

Prior the preparation of the Employment Lands Investigation, *The Central Coast Regional Strategy (CCRS)* (DoP, 2008) identified the need to create the *Central Coast Regional Economic Development and Employment Strategy 2009 (REDES)*. The REDES seeks to boost local economy and increase employment

and aims to achieve capacity for more than 45 000 new jobs on the Central Coast over the next 25 years with a target of 18,000 jobs in the Gosford LGA.

The ELI identified the lands adjoining Somersby Industrial Park (West Somersby – Area 3) as representing the major opportunity for the expansion of employment lands in the Gosford LGA. Based on potential demand for employment lands over the next 26 years, there will likely be a need for a progressive expansion of the precinct over time to ensure adequate supply. (GHD, 2010, pg 75).

The ELI makes the following recommendation in relation to the land the subject of this Planning Proposal (GHD, 2010, pg 77) :

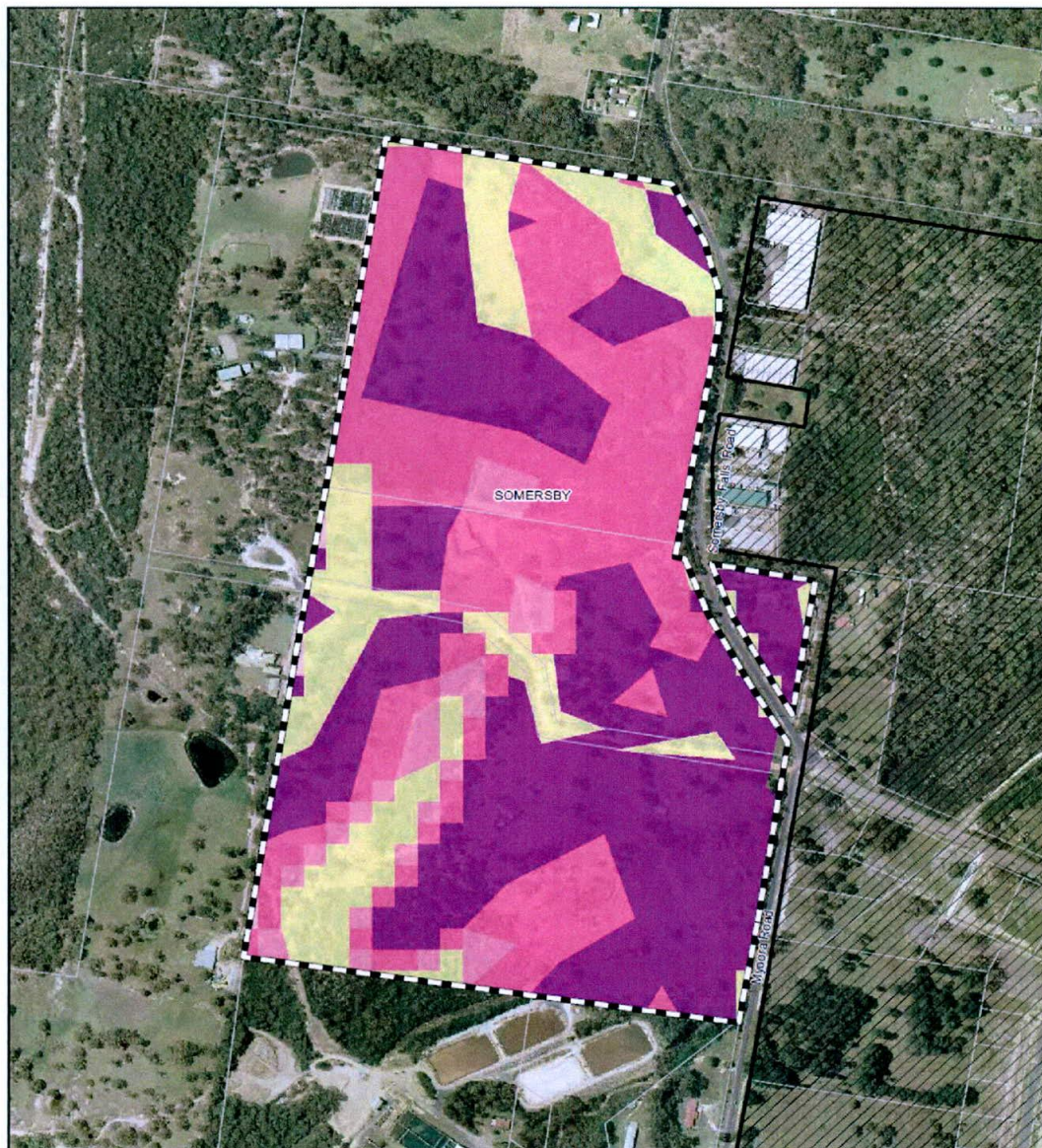
Proposed Future Employment Lands – West Somersby (Area 3)

Area 3 is located to the west of Myoora and Somersby Falls Road on the western edge of the existing Somersby Industrial Park (refer to Figure 46). This area provides a logical extension to the existing industrial development and has excellent proximity to services.

This area is proposed to be zoned RU1 Primary Production under the draft Gosford LEP 2009. It is bounded to the west by land zoned E2 Environmental Conservation which is approximately 150 to 200 wide. Beyond this is the Brisbane Waters National Park. Bounding the area to the south Council land and to the north is rural land and a heritage site.

The site is relatively free of constraints with only a small ridge on the north western edge of the site. A buffer area from the National Park and Environmental Conservation area will need to be considered as part of its redevelopment. The total size of these areas is 45.9 ha.

A copy of Figure 46 from the ELI follows :



LEGEND

Cadastral	Proposed Future Employment Land	Industrial Zoned Land	Weighted Constraint	Medium Constraint
			no Constraint	High Constraint
			Low Constraint	No Go Area

1:6,000 (at A4)
0 15 30 60 90 120
Metres
Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia (GDA)
Grid: Map Grid of Australia 1994, Zone 56



Gosford City Council
Employment Lands Investigation

Job Number: 22-15081
Revision: A
Date: 22 SEP 2010

Proposed Future Employment Lands 3
West Somersby

Figure 46

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© 2010. While GHD has taken care to ensure the accuracy of this product, GHD and 2003, GOSFORD CITY COUNCIL make no representations or warranties about its accuracy, completeness or suitability for any particular purpose. GHD and 2003, GOSFORD CITY COUNCIL cannot accept liability of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred as a result of the product being inaccurate, incomplete or unsuitable in any way and for any reason.
Data Source: Geoscience Australia; Topographical Data - Geoscience Australia; Gosford City Council; Miscellaneous Data - 2010; Created by: Inackey

Figure 4 – Subject Land Constraints Analysis (from GHD, 2010, pg 158)

SECTION 55 MATTERS

Section 55 of the *Environmental Planning and Assessment Act 1979* (EP & A Act) establishes what a Planning Proposal should address prior to a Gateway Determination by the Minister.

Part 1 Objectives and intended outcomes of the proposed local environmental plan

In accordance with section 55(2)(a) of the EP&A Act the objectives or intended outcomes of the proposed local environmental plan are :

To ensure adequate supply of employment lands through expansion of the Somersby Industrial Park for industry and employment purposes as recommended by the Gosford Employment Lands Investigation.

Part 2 Explanation of the provisions that are to be included in the proposed local environmental plan

In accordance with section 55(2)(b) of the EP & A Act, the provisions of the proposed local environmental plan are :

1 Name of plan

This plan is Gosford Local Environmental Plan (Amendment No. ____)

2 Aims of the plan

The aims of this plan are:

- (a) to rezone the land to which this plan applies from 1(a) Rural (Agriculture) to 4(a) Industrial (General),
- (b) to ensure that the integrity of the environmental lands within Somersby Industrial Estate are not reduced as a result of the rezoning, and
- (c) to ensure any development on that land incorporates the principles associated with ecologically sustainable development in its planning and design.

3 Land to which this plan applies

Property Description:

The land that is the subject of the Planning Proposal includes Lot 4 DP 654894, Lot 2 DP 712505 and Lot 3 DP 712505 Somersby Falls Road, Myoora Road and Ghilkes Road Somersby.

Part 3 Justification

In accordance with section 55(2)(c) of the EP & A Act, the justification for proposed local environmental plan is set out below.

Section A Need for the Planning Proposal

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

The *Central Coast Regional Strategy (CCRS)* (DoP, 2008) provides the strategic framework to guide sustainable growth within the Region over the next 25 years. Together with the *Central Coast Regional Economic Development and Employment Strategy 2009 (REDES)* these Strategies seek to boost local economy and increase employment and aims to achieve capacity for more than 45 000 new jobs on the Central Coast over the next 25 years with a target of 18,000 jobs in the Gosford LGA.

Gosford City Council, with funding from the then Department of Planning, now DPI, commissioned an Employment Lands Investigation for the Gosford Local Government Area (LGA) in 2010. The Investigation has been accepted as an information source that identifies future areas suitable for further investigation with a view to rezoning land for employment generating (industrial) development.

The ELI makes the following recommendation in relation to the land the subject of this Planning Proposal (GHD, 2010, pg 77) :

Proposed Future Employment Lands – West Somersby (Area 3)

Area 3 is located to the west of Myoora and Somersby Falls Road on the western edge of the existing Somersby Industrial Park (refer to Figure 46). This area provides a logical extension to the existing industrial development and has excellent proximity to services.

This area is proposed to be zoned RU1 Primary Production under the draft Gosford LEP 2009. It is bounded to the west by land zoned E2 Environmental Conservation which is approximately 150 to 200 wide. Beyond this is the Brisbane Waters National Park. Bounding the area to the south Council land and to the north is rural land and a heritage site.

The site is relatively free of constraints with only a small ridge on the north western edge of the site. A buffer area from the National Park and Environmental Conservation area will need to be considered as part of its redevelopment.

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

It is considered that the Planning Proposal is the best means of achieving the objective of establishing employment land on the subject site.

3 Is there a net community benefit?

It is considered that rezoning land to provide additional industrial development opportunities will provide a net community benefit because:

1. The land will be more productive in employment and value of economic output;
2. The site will be managed to address environmental factors which are generally known for the locality, including the retention of the native vegetation through the northern boundary of the site and thereby retain the habitat linkages from the Somersby Industrial Park through to Brisbane Waters National Park;
3. The Planning Proposal is compatible with surrounding land uses. The existing Somersby Industrial Park is located adjacent to this site. There are no private dwellings located close to the site;
4. The existing road network is able to service the additional traffic generated by the proposal.

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 and exhibited draft strategies?

Central Coast Regional Strategy

The Planning Proposal is supported by the Recommendations of the *Gosford Employment Lands Investigation* (GHD, 2010) which was funded by the NSW Government and commissioned by Gosford City Council. This *Investigation* was undertaken as a direct outcome of the *Central Coast Regional Strategy (CCRS)* (DoP, 2008) and the *Central Coast Regional Economic Development and Employment Strategy 2009 (REDES)*.

The CCRS states that the greatest challenge to the Central Coast Region is “to create local job opportunities to match labour force growth, whilst protecting the Region’s natural environment. The proportion of the adult workforce commuting

out of the Region for work has increased to over 25 per cent, resulting in a range of specific infrastructure and social challenges. The Region needs to take advantage of its location between the global city of Sydney and regional city of Newcastle, and increase employment self containment, to reduce the need for outcommuting. Providing capacity for over 45 000 new jobs over the next 25 years will help ensure a robust and adaptable economy."

The objectives of the CCRS include:

- *ensuring that sufficient employment lands and commercial office space is provided in appropriate location to accommodate growth in existing and emerging industries and businesses;*
- *increasing and diversifying job opportunities and increasing the level of employment self containment;*
- *supporting and strengthening the existing employment base to help key industries achieve critical mass;*
- *encouraging and investigating opportunities to diversify the Region's economy;*
- *capitalising on the Region's position between Sydney and Newcastle.*

"The relative affordability of land on the Central Coast in comparison to Sydney, the attractive natural environment and the large number of workers who commute to Sydney has placed pressure on property values and transport infrastructure, While Sydney will continue to play a major role for residents in respect to its employment and tourism networks, this Strategy aims to reduce the percentage of commuters by providing more local jobs and strategically targeting employment types that support the Greater Metropolitan Region."

The CCRS aims to reduce the percentage of commuters by providing more local jobs.

The CCRS contains a number of guiding principles that relate to employment land in the Region and a Centres Hierarchy which defines a hierarchy for employment land and centres to provide employment opportunities across the Region. These principles include opportunities for expansion of existing nodes for employment purposes. The hierarchy identifies Somersby Industrial Park as an opportunity for expansion. The rezoning of the site will enable future industrial development which will respond to these objectives and actions by providing appropriately situated employment opportunities and support the viability of the Somersby Industrial Park.

The CCRS finds that the Key Opportunities for the Region include:

- *“Development of business parks which provide good building design and layout, emphasis on light industrial and value adding industries and integration of industrial, warehousing and office activities. Significant opportunities also exist to expand technology-based jobs in the Region.”*

One of the actions of the CCRS is to investigate options to expand existing employment nodes and ensure future development occurring on employment land does not result in inappropriate fragmentation of that land. The CCRS proposes that *“land surrounding the Somersby employment lands and other major transport nodes could be investigated for potential to provide additional employment generating land uses.”* Map 3 of the Strategy identifies Employment Lands and Precincts. The expansion of the existing Somersby Park is identified on this map.

2. Is the planning proposal consistent with the local council’s Community Strategic plan, or other local strategic plan?

Gosford 2025 Community Strategic Plan

The *Gosford 2025 Community Strategic Plan* is an aspirational plan for the future and has been developed in line with Integrated Planning and Reporting Legislation. The objectives are broad; they represent the efforts of previous planning activities, along with aspirations and priorities expressed by the community during engagement activities during 2010 as well as other research and evidence.

The *Community Strategic Plan* replaced Vision 2025 as the overarching long term planning document from July 2011. The Community Strategic Plan reflects the balance of issues raised during community engagement activities.

The Planning Proposal is consistent with the *Community Strategic Plan*, particularly in relation to the objective of employment generation for local residents. On page 37 of the Plan it is stated that:

There is agreement that the creation of new jobs is the most important focus for the future.

Somersby Industrial Park Plan of Management (2005)

The Plan of Management for the Somersby Industrial Park was prepared and adopted in 2005. The area is a significant economic and environmental resource in the Central Coast area. Over time, items of ecological and indigenous

heritage value have been identified within the Park, including threatened flora and fauna species, and Aboriginal sites and artefacts.

The Planning Proposal is intended to be consistent with the Plan of Management for the Somersby Industrial Park. The expansion will uphold the values of the Park including:

- Economic values that provide substantial employment and industrial development opportunities.
- Ecological and environmental values relating to the remnant native vegetation which provides significant habitat and linkages for a range of threatened flora and fauna species as well as other species.
- Aboriginal heritage values arising from previous indigenous occupation of the area and represented by unique rock art and culturally significant sites.

The current Plan of Management provided management strategies that were transformed into statutory provisions for the LEP and DCP. These strategies will be further expanded to include the additional land the subject of the Planning Proposal.

3. Is the planning proposal consistent with the applicable state environmental planning policies?

The Planning Proposal is consistent with all applicable SEPPs.

Deemed SEPP Sydney Regional Environmental Plan No. 8 – Central Coast Plateau Areas.

The subject land is located outside the Plateau Areas and is not classed as prime agricultural land under the deemed SEPP. Hence the Planning Proposal will not affect land of high agricultural capability.

Deemed SEPP Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2)

The subject site is not located within close proximity to an extractive industry as identified in the deemed SEPP. Hence it is considered not to be “in the vicinity of” an existing extractive industry as the Planning Proposal will be unaffected by existing quarry operations.

SEPP 44 – Koala Habitat Protection

This SEPP applies to the Gosford LGA. Following a Gateway Determination, an investigation as required by the SEPP would be undertaken within the context of an Ecological Constraints and Opportunities Report for the land.

Deemed SEPP Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River (No 2) and SEPP No 71 – Coastal Protection does not apply as the subject land is outside of the areas covered by these SEPPs.

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

The Minister for Planning, under Section 117(2) of the EP&A Act issues directions that relevant planning authorities such as local councils must follow when preparing planning proposal for the new LEPS. Table 1 contains a response to each of the directions in relation to the Planning Proposal.

Table 1 – Compliance with Section 117 Directions

DIRECTION	COMMENT
1.1 Business and Industrial	This direction applies when a Council prepares a draft LEP that affects land within an existing or proposed business or industrial zone and therefore applies to the Planning Proposal. The Planning Proposal fulfils the objectives of this direction by providing appropriately zoned land in a suitable location. This proposal will directly and indirectly encourage employment growth. The Central Coast Regional Strategy identifies the site as an area of increasing employment opportunities which can support the viability of Somersby Industrial Park. The Regional Strategy identifies the area as suitable for industrial development given its proximity to the existing Somersby Industrial Park and the freeway to Sydney and Newcastle. The Strategy aims to reduce commuting of the adult workforce out of the region and the creating local job opportunities to match the labour force. The Planning Proposal meets these objectives of the Regional Strategy and is consistent with the objectives of this direction.
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land. The site is identified in the Central Coast Regional Strategy. The Strategy states the <i>"land surrounding the Somersby employment lands and other major transport nodes could be investigated for potential to provide additional employment generating land uses."</i> This land is not classed as prime agricultural land and

	therefore this Planning Proposal will not affect land of high Agricultural Capability. The Planning Proposal is consistent with the objectives of this direction.
1.3 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. There are no existing extractive industries located in the vicinity of the site and the Planning Proposal will be unaffected by existing quarry operations. This direction is not applicable to the Planning Proposal.
1.4 Oyster Aquaculture	This direction is not applicable to the Planning Proposal.
1.5 Rural Lands	This direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed rural zone. The subject land is zoned 1(a) Rural (Agriculture) Land. This land is not classed as prime agricultural land and therefore this Planning Proposal will not affect land of high Agricultural Capability. The land is identified in the Central Coast Regional Strategy as an area suitable for industrial development therefore the Planning Proposal is justified.
2.1 Environment Protection Zones	This direction states that a planning proposal must facilitate the protection and conservation of environmentally sensitive areas. The subject lands are not within an identified environmentally sensitive area.
2.2 Coastal Protection	This direction is not applicable to the Planning Proposal.
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. The Plan of Management for the existing Somersby Industrial Park identified Aboriginal objects of Aboriginal significance. These objects have been protected or managed through a number of techniques contained within the Plan of Management. Following receipt of a Gateway Determination under section 56 of the Act, an Aboriginal Archaeological and Cultural Heritage Assessment report for the site will be prepared to identify any Aboriginal objects. Once identified, the protection and management of these items will be made via the recommendations contained within the Archaeological report. The

	Planning Proposal is consistent with this Direction as any identified aboriginal heritage item located on the site will be protected or managed through the planning process.
2.4 Recreation Vehicle Areas	This direction is not applicable to the Planning Proposal.
3.1 Residential Zones	This direction is not applicable to the Planning Proposal.
3.2 Caravan Parks and Manufactured Home Estates	This direction is not applicable to the Planning Proposal.
3.3 Home Occupations	This direction is not applicable to the Planning Proposal.
3.4 Integrating Land Use and Transport	This direction applies when a Planning Proposal will create, alter or remove a zone relating to urban land, including land zoned for industrial purposes. Where this direction applies, 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: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001). The Planning Proposal complies with Improving Transport Choice – Guidelines for planning and development. The expansion of the existing Industrial Park will reduce car dependence to the people of Gosford. Gosford LGA has a high percentage of workers travelling to Sydney for work as the Somersby Industrial park has direct links to the F3 and access to the intersection of major road networks. The expansion of the existing Industrial Park will minimise the need and distance of travel by increasing job opportunities within the LGA. The Central Coast Regional Strategy aims to reduce the percentage of commuters by providing local jobs. The Planning Proposal complies with the intent of the document, Improving Transport Choice – Guidelines for Planning and development. The Right Place for Business and Services – Planning Policy applies to developments that

	generate many trips and provide important services and generally have a gross floor space of 1000m² or more. This document does not generally apply to industrial developments. The Central Coast Regional Strategy applies to the land. The Planning proposal is consistent with the aims and objectives of the Regional Strategy as considered in Section B Part 1 of this Planning Proposal. The Planning Proposal is consistent with this Direction. Gosford City Council, with funding from the then Department of Planning, now DPI, commissioned an Employment Lands Investigation for the Gosford Local Government Area (LGA) in 2010. The Investigation has been accepted as an information source that identifies future areas suitable for further investigation with a view to rezoning land for employment generating (industrial) development. The ELI makes the following recommendation in relation to the land the subject of this Planning Proposal (GHD, 2010, pg 77) : <i>Proposed Future Employment Lands – West Somersby (Area 3)</i> <i>Area 3 is located to the west of Myoora and Somersby Falls Road on the western edge of the existing Somersby Industrial Park (refer to Figure 46). This area provides a logical extension to the existing industrial development and has excellent proximity to services.</i> <i>This area is proposed to be zoned RU1 Primary Production under the draft Gosford LEP 2009.</i> <i>It is bounded to the west by land zoned E2 Environmental Conservation which is approximately 150 to 200 wide. Beyond this is the Brisbane Waters National Park. Bounding the area to the south Council land and to the north is rural land and a heritage site.</i> <i>The site is relatively free of constraints with only a small ridge on the north western edge of the site. A buffer area from the National Park and Environmental Conservation area will need to be considered as part of its redevelopment.</i>
3.5 Development Near Licensed Aerodromes	This direction is not applicable to the Planning Proposal.
4.1 Acid Sulphate Soils	This direction is not applicable to the Planning Proposal.
4.2 Mine Subsidence and Unstable Land	The site does not lie within a prescribed mine subsidence district. This direction is not applicable to the Planning Proposal.

4.3 Flood Prone Land	This direction is not applicable to the Planning Proposal.
4.4 Planning for Bushfire Protection	The subject site is identified as bushfire prone land. A Bushfire Hazard Assessment will need to be undertaken upon receipt of the Gateway Determination in order for it to be sent to the Rural Fire Service for comment.
5.1 Implementation of Regional Strategies	The Central Coast Regional Strategy applies to the land. The Planning proposal is consistent with the aims and objectives of the Regional Strategy as considered in Section B Part 1 of this Planning Proposal.
5.2 Sydney Drinking Water	This direction is not applicable to the Planning Proposal.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	This direction is not applicable to the Planning Proposal.
5.4 Commercial and Retail Development along the New England Highway, North Coast	This direction is not applicable to the Planning Proposal.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	This direction is not applicable to the Planning Proposal.
5.6 Second Sydney Airport: Badgerys Creek	This direction is not applicable to the Planning Proposal.
6.1 Approval and Referral Requirements	The Planning Proposal will not include provisions that require; the concurrence, consultation or referral of development applications to a Minister or public authority; the concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of the appropriate Minister or public authority, and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act; and not identify development as designated development (although it will be designated under SEPP 14 legislation, it will not be designated under the draft LEP). Therefore, the Planning Proposal is consistent with this direction.
6.2 Reserving Land for Public Purposes	This direction is not applicable to the Planning Proposal
6.3 Site specific Provisions	The draft LEP will not contain any site specific provisions. Therefore, the direction is not applicable

The Planning Proposal is generally consistent with the Section 117 Directions as demonstrated in the Table above.

Section C Environmental, Social and Economic Impact

1 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?

The Gosford Employment Lands Investigation (GHD, 2010) considered a range of environmental constraints which affect the suitability of land for employment purposes. The methodology identified land containing Endangered Ecological Communities under the *Threatened Species Conservation Act, 1995* as being suitable for *“Selective development only – subject to further assessment, limited and appropriately designed development may be possible”*. In identifying the land the subject of this Planning Proposal (West Somersby – Area 3) as a potential employment area the Investigation noted that *“all potential areas will need to be the subject of detailed strategic investigations to determine the suitability of industrial development”* (pg 98).

Following the receipt of a Gateway Determination under section 56 of the Act, an Ecological Constraints and Opportunities Report will be prepared for the land. The Report will consider the potential constraints in relation to any threatened species, populations or Endangered Ecological Communities (EECs) listed within the Threatened Species Conservation Act 1995 (TSC Act 1995). It is anticipated that these constraints will be managed through an extension of the practices adopted under the Somersby Industrial Park Plan of Management.

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

The land is classified as bushfire prone and a Bushfire Hazard Assessment is recommended to be undertaken following a favourable Gateway Determination.

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

It is considered that expanding the existing industrial estate to include additional land will have a social and economic benefit to the Gosford LGA. The Planning Proposal is expected to deliver significant social and economic benefits. Compact provision of infrastructure and development surrounding the existing Industrial Estate is critical to maintain efficiency, reduce developer costs and

establish the identity of the precinct. In order to optimise investment and commercial appeal it is critical to expand the existing estate which is within visible distance from the existing development in the Industrial Park. The existing tenants have a name and place recognition to attract other tenants.

Section D State and Commonwealth Interests

1. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal is for land which is immediately adjacent to and will utilise (subject to any augmentation required) the physical infrastructure (roads, electricity, water supply, sewerage and telecommunications available to the Somersby Industrial Park. Somersby Industrial Estate has direct connection to the F3 Expressway which is part of the national road system.

2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

A Gateway Determination has not yet been issued.

Part 4 Community Consultation

Details of the community consultation that is to be undertaken on the planning proposal.

The proposal is considered to be a "low impact planning proposal" as specified in the Department of Planning "A guide to preparing local environmental plans" July 2009 because it will be:

- Consistent with the pattern of surrounding land use zones and uses; and
- Presents no issues with regard to infrastructure servicing; and
- Is not inconsistent with the Central Coast Regional Strategy; and
- Is not a principal LEP; and
- Does not involve the reclassification of public land.

Accordingly, it is suggested that the exhibition period for the planning proposal be 14 days.

It is intended to advertise the proposed rezoning in local newspapers. The exhibited material will be on display at Council's administration building and at

Council's Libraries. The exhibition material will also be made available on Council's website. In addition, letters will be issued to adjoining owners advising them of the proposed rezoning.

The Gateway Determination will identify any additional consultation required.

CONCLUSION

The Planning Proposal to rezone the subject site from 1(a) Rural (Agriculture) to 4(a) Industrial (General) is considered to reflect the strategic direction of the *Central Coast Regional Strategy* and the recently prepared *Gosford Employment Lands Investigation*. It is therefore requested that Council resolve to forward the Planning Proposal for Gateway Determination.

The rezoning will deliver short and long term economic and employment benefits to Gosford through construction and ongoing operation of an expanded Somersby Park.

REFERENCES

Connell Wagner, 2005, *Plan of Management Somersby Industrial Park*, Gosford City Council and NSW Premier's Department

GHD, 2010, *Gosford Employment Lands Investigation*, Gosford City Council

Gosford City Council, 2011, *Gosford Community Strategic Plan 2025*

Local Planning Directions, 2011, *Section 117(2) of the Environmental Planning and Assessment Act 1979*.

<http://www.planning.nsw.gov.au/LocalEnvironmentalPlans/LocalPlanningDirections/tabid/248/language/en-US/Default.aspx>

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New South Wales Government (2010), *Regional Economic Development and Employment Strategy*. New South Wales Government.