

Planning Proposal to rezone land from special uses to residential

Proposal Title :	Planning Proposal to rezone land from special uses to residential		
Proposal Summary :	The Planning Proposal (PP) would rezone land from 5(a) Special Uses (Aged Persons Housing) to 2(a) Residential in the Gosford Planning Scheme Ordinance (GPSO).		
PP Number :	PP_2012_GOSFO_014_00	Dop File No :	12/13110

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : Recommended with Conditions	
S.117 directions :	<p>2.2 Coastal Protection</p> <p>3.1 Residential Zones</p> <p>3.4 Integrating Land Use and Transport</p> <p>4.3 Flood Prone Land</p> <p>4.4 Planning for Bushfire Protection</p> <p>5.1 Implementation of Regional Strategies</p> <p>6.1 Approval and Referral Requirements</p> <p>6.3 Site Specific Provisions</p>
Additional Information :	<p>It is recommended that the following conditions be added so that the PP may proceed:</p> <ul style="list-style-type: none"> - include a map showing the proposed new GPSO zoning of the site; - reconfirm whether direction 4.4 applies, and if so, consult with the RFS and update the PP accordingly; - 14 day community consultation period; and - 6 month completion timeframe. <p>The DG should agree that the PP's inconsistency with s117 direction 3.1 Residential Zones is of minor significance.</p>
Supporting Reasons :	*

Panel Recommendation

Recommendation Date :	23-Aug-2012	Gateway Recommendation :	Passed with Conditions
Panel Recommendation :	<p>The Planning Proposal should proceed subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Council is to consider whether S117 Direction 4.4 Planning for Bushfire Protection is applicable to the planning proposal given the subject land is not shown as being bushfire prone on the NSW Rural Fire Service Maps. If Council considers it applicable, consultation with the Commissioner of the NSW Rural Fire Service is to be undertaken and the planning proposal amended, if necessary, to take into consideration any comments made prior to the commencement of public exhibition. 2. Prior to undertaking public exhibition, Council is to update the planning proposal zoning maps to ensure the subject land is clearly identified. 3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows: <ul style="list-style-type: none"> (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to 		

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Preparing LEPs (Department of Planning 2009).

4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Date: _____