

Glenn Hornal - RE: Mapping Amendments to Gosford LEP 2014

From: Bruce Ronan <Bruce.Ronan@gosford.nsw.gov.au>
To: Glenn Hornal <Glenn.Hornal@planning.nsw.gov.au>
Date: 7/05/2014 11:18 AM
Subject: RE: Mapping Amendments to Gosford LEP 2014

Glenn

Thank you for your comments. To clarify the matters raised regarding the Table on pages 2 and 3 please see below:

- the changes regarding the Existing Zone column are all correct.
- the Proposed Zone column for Lot 102 DP 832279 Narara Creek Road and Lot 6 DP 3944 Nells Road should delete reference to "E2" as these parts of the land are zoned 7(a), are privately owned and located east of the Freeway. Hence they and fall under the requirement for deferred matter as per Council's resolution 31/5/2011.
- Hence in Reason for Amendment column for Lot 102 DP 832279 should delete reference to "E2".
- The Proposed Zone column should include the word "part" in front of all zones where the existing zone is a split zone.

With regards to your other email about the land in Jacaranda Avenue:

- The lot description should be Lot 130 DP 9408
- The Proposed Zone should be "part RE1". The remainder of the lot should remain DM in accordance with the Council resolution of 31/5/11. Accompanying map will have to be amended.

If you have any further questions please contact me.

Regards

Bruce



Bruce Ronan
 Senior Landuse Planner | Integrated Planning
 Gosford City Council
 (PO Box 21)
 Gosford NSW 2250
 P (02) 43258176

E Bruce.Ronan@gosford.nsw.gov.au



gosford.nsw.gov.au



Please consider the environment before printing this email

From: Glenn Hornal [mailto:Glenn.Hornal@planning.nsw.gov.au]
Sent: Tuesday, 6 May 2014 2:55 PM
To: Bruce Ronan
Subject: Mapping Amendments to Gosford LEP 2014

Bruce,

I seek some clarification on some matters in the planning proposal.

The existing zone column should identify what the existing zone is now not what it was in the past (see attached table).

Some lots are split zoned under two instruments and contain Standard instrument (SI) zones and non SI zones on the same lot.

Can you confirm the existing zoning column and those matters identified in the proposed zones column (my comments are in red).

regards

Glenn

Glenn Hornal

Planning Officer, Hunter & Central Coast Region
NSW Planning & Infrastructure | PO Box 1148 | Gosford NSW 2250
T 02 4348 5009 E Glenn.Hornal@planning.nsw.gov.au



Subscribe to the Agency's e-news at www.planning.nsw.gov.au/enews
Please consider the environment before printing this email.

This message is intended for the addressee named and may contain confidential/privileged information. If you are not the intended recipient, please delete it and notify the sender.
Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department.
You should scan any attached files for viruses.

The information contained in this email may be confidential.
You should only disclose, re-transmit, copy, distribute, act in reliance on or commercialise the information if you are authorised to do so. Gosford City Council does not represent, warrant or guarantee that the communication is free of errors, virus or interference.

Gosford City Council complies with the Privacy and Personal Information Protection Act (1998). See Council's [Privacy Statement](#)

(i) Undefer Land Zoned 7(a) or 7(c2)

The existing zone should identify the current zoning. Some lots are split zoned under two instruments and contain Standard instrument (SI) zones and non SI zones on the same lot.

Can you confirm the existing zoning column and those matters in the proposed zones column (my comments are in red)

Land Description	Existing Zone	Exhibited Zone	Proposed Zone	Reason for Amendment
Lot 2 DP 843038 and Lot 3 DP 866734 Bundaleer Cres, Bensville	7(c2)	SP2 Educational Establishment	SP2 Educational Establishment	Zone reflects the use of the land as a school.
12 Lots fronting Avoca Drive, Erina	7(c2)	R2 (with min lot size of 1850 sqm)	R2 (with min lot size of 1850 sqm)	The R2 lots are in an urban location, residential in size and isolated from other E3 zoned land.
Lot 1 DP 625529 corner CC Hwy and Avoca Drive Erina	4(a)/7(c2) Existing zone is IN1/7(c2)	IN1	IN1	Rationalise the zone of the single industrial lot.
Lot 11 DP 1045814 Serpentine Road, Erina Heights	7(c2)	SP2 Educational Establishment	SP2 Educational Establishment	Zone reflects the use of the land as a school
Lot 239 DP 755251 Dandaloo Road, Kariong and road reserve	2(a)/7(c2) Existing zone is 7(c2) only	R2/E3	R2 (Part)	Land is cleared, level and serviced. Realignment zone boundary will enable regular subdivision to occur.
Lot 2 DP 710418 Kincumber Street, Kincumber	2(a)/7(a) Existing zoning is SP2/E2/ 7(a).	SP2/E2	Part SP2/Part E2	Realignment of the E2/SP2 Educational Establishment zone boundary to reflect the current school development.
Lots 420 & 421 DP 1055817 Narara Creek Road, Narara	2(a)/7(a) Existing zoning is R2/7(a)	R2	Part R2	Rationalise R2 zone boundary so split zone is not

				perpetuated.
Lot 102 DP 832279 Narara Creek Road, Narara	2(a)/7(a) Existing zoning is SP2/7(a)	SP2/E2	SP2/E2 The map only shows the SP2 to be rezoned. Confirm if this is correct.	Realignment of the E2/SP2 Educational Establishment zone boundary to reflect the current school development.
Lot 6 DP 3944 Nells Road, West Gosford	7(a)	IN1/E2	IN1/E2 The map only shows the IN1 to be rezoned. Confirm if this is correct.	This was a Rezoning Application that was incorporated into the DLEP. The south- eastern corner of the site is flat and suitable for industrial development and will round off the industrial subdivision.
Lot 1 DP 726253 Kalawarra Road, Wyoming and road reserve	7(a)	R2	R2	The Lot accommodates part of a seniors' housing development and the road is a residential street.
Lot 2 DP 509011 and Lot 1 DP 409291 Old Tumby Road, Wamberal and road reserve	7(c2)	R2	R2	The R2 lots are in an urban location, residential in size and isolated from other E3 zoned land
Lot 1 DP 1189881 Belar Ave Terrigal	2(a)/7(c2) Existing zoning is R2/7(c2)	R2/E3	Part R2	Realign residential boundary with lot boundary at rear, which then aligns with zones boundary immediately

				north for consistency
Lot 1 DP 311853 Wagstaffe Avenue, Wagstaffe	2(a) 7(a) Existing zoning is R2/7(a)	R2	R2	Rationalise split zoned parcel as 7(a) zoned area is only 208sqm.
Lot 69A DP 374229 Bourke Avenue, Yattalunga	7(a)	R2	R2	The Lot is residential in size and adjoins similar sized lots in the R2 zone.
Part of Lot 21 DP 732601 and part of Lot 52 DP 868717 Chamberlain Road, Wyoming	7(a) Existing zoning is R2/7(a)	R2	R2	Align zone with property boundary and rationalise the zone boundary.
Lot 1 DP 1155519, Lot 1 DP 1030674, Lot 46 DP 1976, Lot 12 DP 847114 Central Coast Highway, Erina Heights	7(c2)	SP2 Educational Establishment	SP2 Educational Establishment	Reflects current school development.
Lot 234 DP 1108146 Avoca Drive, Green Point	5(a) 7(c2) Existing zoning is SP2/7(c2)	SP2 Educational Establishment and Place of Public Worship	SP2 Educational Establishment and Place of Public Worship	Reflects current school and church development
Parts of Lots 91 and 92 DP 873265 Cambourn Drive, Lisarow	7(a) Existing zoning is R2/7(a)	R2	R2	This was a Rezoning Application that was incorporated into the DLEP as a rationalisation of the R2 zone boundary. The proposed R2 land is cleared and does not have E2 characteristics.

Glenn Horal - RE: Mapping Amendments to Gosford LEP 2014 | PP_2014_GOSFO_003_00

From: Bruce Ronan <Bruce.Ronan@gosford.nsw.gov.au>
To: Glenn Horal <Glenn.Horal@planning.nsw.gov.au>
Date: 7/05/2014 12:12 PM
Subject: RE: Mapping Amendments to Gosford LEP 2014 | PP_2014_GOSFO_003_00

Glenn

The existing zone column in the Table on pages 4-6 relate to the zones as at the date of the Council meeting on 21 January 2014.

The zones in the exhibited zone column are now the "existing zones" under Gosford LEP 2014.

Regards

Bruce



Bruce Ronan
Senior Landuse Planner | Integrated Planning
Gosford City Council
(PO Box 21)
Gosford NSW 2250
P (02) 43258176

E Bruce.Ronan@gosford.nsw.gov.au



gosford.nsw.gov.au

Please consider the environment before printing this email

From: Glenn Horal [mailto:Glenn.Horal@planning.nsw.gov.au]
Sent: Wednesday, 7 May 2014 10:03 AM
To: Bruce Ronan
Subject: Mapping Amendments to Gosford LEP 2014 | PP_2014_GOSFO_003_00

Bruce,

Another matter to clarify which related to (ii) Miscellaneous Mapping Amendments Table in the Planning Proposal on page 5.

The 'existing zones' in this table reflect the previous zones prior to Gosford LEP 2014 being finalised.

I have checked the 'exhibited zones' in the table and they appear to be the current zoning under Gosford LEP 2014. Can you confirm this is the case as well. There is no need to update the proposal as this could be included as a Gateway condition to update the PP.

regards

Glenn

Glenn Hornal

Planning Officer, Hunter & Central Coast Region

Department of Planning and Environment | PO Box 1148 | Gosford NSW 2250

T 02 4348 5009 E Glenn.Hornal@planning.nsw.gov.au



Planning Environn

Subscribe to the Department's e-news at www.planning.nsw.gov.au/enews

Please consider the environment before printing this email.

This message is intended for the addressee named and may contain confidential/privileged information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department. You should scan any attached files for viruses.

The information contained in this email may be confidential. You should only disclose, re-transmit, copy, distribute, act in reliance on or commercialise the information if you are authorised to do so. Gosford City Council does not represent, warrant or guarantee that the communication is free of errors, virus or interference.

Gosford City Council complies with the Privacy and Personal Information Protection Act (1998). See Council's [Privacy Statement](#)
