

Rezone land at Umina Beach from 5(a) Special Uses (Parking) to R1 General Residential and RE1 Public Recreation

Proposal Title : Rezone land at Umina Beach from 5(a) Special Uses (Parking) to R1 General Residential and RE1 Public Recreation

Proposal Summary : The proposal is to rezone Lot 22 DP 1190427 to R1 and the adjacent road reserve to RE1. The land is currently deferred from Gosford LEP 2014 and is zoned 5(a) Parking under Gosford Planning Scheme Ordinance.

PP Number : PP_2014_GOSFO_008_00 **Dop File No :** 14/09443

Proposal Details

Date Planning Proposal Received : 04-Jun-2014 **LGA covered :** Gosford

Region : Hunter **RPA :** Gosford City Council

State Electorate : GOSFORD **Section of the Act :** 55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street :

Suburb : **City :** **Postcode :**

Land Parcel : Lot 22 DP 1190427 The Esplanade Umina Beach

Street :

Suburb : **City :** **Postcode :**

Land Parcel : Part adjacent road reserve

DoP Planning Officer Contact Details

Contact Name : G Hopkins

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RPA Contact Details

Contact Name : Bruce Ronan

Contact Number : 0243258176

Contact Email : bruce.ronan@gosford.nsw.gov.au

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

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Land Release Data

Growth Centre :	Release Area Name :
Regional / Sub Regional Strategy :	Consistent with Strategy :
MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings (where relevant) : 2
Gross Floor Area : 0	No of Jobs Created : 0
The NSW Government Yes Lobbyists Code of Conduct has been complied with :	
If No, comment :	
Have there been No meetings or communications with registered lobbyists? :	
If Yes, comment :	

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The statement of objectives is adequate.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : A minor change to the explanation of provisions should be made to say that a replacement Land Application Map will be required to 'undefer' the land.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

* May need the Director General's agreement

2.2 Coastal Protection

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.4 Planning for Bushfire Protection

5.1 Implementation of Regional Strategies

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6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP No 71—Coastal Protection

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **A replacement Land Application Map will also be required to 'undefer' the land.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **14 days should be adequate**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP :

Assessment Criteria

Need for planning proposal :

The proposal rezones surplus Council owned land.

Consistency with strategic planning framework :

No inconsistency

Environmental social economic impacts :

Minor increase in residentially zoned land.

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Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Office of Communities - Aboriginal Affairs**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council cover letter.pdf	Proposal Covering Letter	Yes
Council report.pdf	Proposal	Yes
Planning Proposal.pdf	Proposal	Yes
Council resolution.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 2.2 Coastal Protection**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.4 Planning for Bushfire Protection**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**

Additional Information : **Amend explanation of provisions to require new Land Application Map to 'undefer' land.**

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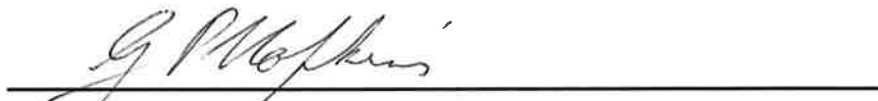
No agency consultation

14 days exhibition

6 months to complete

Supporting Reasons : *

Signature:



Printed Name:

G HOPKINS

Date:

17.6.2014