

GOSFORD, Mann Street - Addition of Heritage Items

Proposal Title : **GOSFORD, Mann Street - Addition of Heritage Items**

Proposal Summary : **The proposal seeks to include 2 heritage item in Gosford LEP 2014:**
- Site of Former Sergeant's Residence/Police Station (part of Lot 6 Sec 81 DP758466) Mann Street Gosford;
- Footings of Police Stables (Lot 1 DP123370) Mann Street Gosford.

PP Number : **PP_2014_GOSFO_017_00** Dop File No : **14/19997**

Proposal Details

Date Planning Proposal Received : **27-Nov-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 : **Mann Street**

Suburb : **Gosford** City : Postcode :

Land Parcel : **Lot 6 Section 81 DP758466 and Lot 1 DP123370**

DoP Planning Officer Contact Details

Contact Name : **Glenn Hornal**

Contact Number : **0243485009**

Contact Email : **glenn.hornal@planning.nsw.gov.au**

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 :

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub Regional Strategy : **Central Coast Regional Strategy** Consistent with Strategy : **Yes**

GOSFORD, Mann Street - Addition of Heritage Items

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) :	0
Gross Floor Area :	0	No of Jobs Created :	0
The NSW Government Lobbyists Code of Conduct has been complied with : Yes			
If No, comment :			

Have there been meetings or communications with registered lobbyists? : **No**

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 intended outcome of the planning proposal is to facilitate the listing of two heritage items, located at Mann Street, Gosford, under Schedule 5 of Gosford LEP 2014.**

The statement of objectives is considered adequate.

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

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal seeks to:**

- list the footings of the Police Stables on Lot 1 DP 123370 as a local heritage item; and
- list the site of former Sergeant's residence/police station on Part of Lot 6 Section 81 DP758466 as a local archaeological site under Schedule 5 of Gosford LEP 2014.

By listing these items in Schedule 5 Environmental Heritage, Clause 5.10 Heritage Conservation provisions will apply and require additional consideration for future development proposals on these sites. The proposal will also amend the applicable Heritage Map (HER_015CA).

The explanation of provisions is considered adequate.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

2.3 Heritage Conservation

* May need the Director General's agreement

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

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

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

d) Which SEPPs have the RPA identified?

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

Council has advised the proposal is not inconsistent with any SEPPs.

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

If No, explain :

S117 DIRECTIONS

The proposal is consistent with all relevant S117 Directions Council has identified.

There are other 117 Directions also technically applicable (i.e. 1.1 Business and Industrial Zones, 2.2 Coastal Protection, 3.1 Residential Zones, 3.4 Integrating Land Use and Transport, 4.3 Flood Prone Land). These directions apply on account of the:

- B4 Mixed Use zoning applicable to the sites;
- location of the sites in the coastal zone;
- permissibility of significant residential development on the land e.g. Residential Flat Buildings;
- creating a provision relating to urban land zoned for business purposes; and
- land is affected by catchment flooding.

However the proposal is not inconsistent with the requirements of these S117 Directions.

4.1 Acid Sulfate Soils

Council has included an error in its consideration of this S117 Direction.

Council has identified the land is affected by Class 4 Acid Sulfate Soils. Council's Acid Sulfate Soil Maps show the lots are affected by Class 2 and Class 5 Acid Sulfate Soils and Council should correct this prior to exhibition.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The mapping provided is adequate for assessment.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Council has not nominated a timeframe however given the matter relates to local heritage items a 14 day timeframe is recommended.

Additional Director General's requirements

Are there any additional Director General's requirements? **Yes**

If Yes, reasons :

TIMEFRAME

Council's timeline anticipates the plan to be made in August 2015. A 9 month timeframe is recommended.

DELEGATIONS

Council resolved to seek delegation to make the plan. Given the proposal relates to matter of local significance Council's request for delegations is supported.

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 :

The proposal seeks to amend Gosford LEP 2014.

Assessment Criteria

Need for planning
proposal :

Council has advised the planning proposal originated from an archaeological assessment which identified the site of the Sergeant's Residence/Police Station and the footings of the Police Stables to be of local heritage significance and recommended they be conserved and listed in Gosford LEP 2014.

Council should clarify in the planning proposal why the site of the former Sergeant's Residence/Police Station is to be listed as an archaeological site and the footings of the Police Stables as a Heritage item when the Archaeological Assessment recommended both to be listed as archaeological sites or precincts.

Central Coast Regional Development Corporation (CCRDC)

The CCRDC is managing Gosford Waterfront land which was a State Significant Site Rezoning and includes the lots containing the proposed heritage items. Council advised it provided a copy of the Archaeological Assessment to the CCRDC for comment and the main concerns raised by the CCRDC are:

1. Matters of heritage significance and appropriate controls are included in the site specific Gosford Waterfront DCP and provides sufficient controls for the management of items of heritage or potential significance on the former Gosford Public School Site.

2. The presence and actual condition of the remains of the Police Stables should be confirmed prior to consideration for listing within Gosford LEP 2014.

Council should satisfy itself the listing of the proposed heritage items are appropriate through consultation with the Office of Environment and Heritage - Heritage, Department of Education and Communities and the Central Coast Regional Development Corporation.

Consistency with
strategic planning
framework :

Central Coast Regional Strategy

Council has identified the proposal is consistent with Action 6.8 of the CCRS which ensures LEPs facilitate conservation of Aboriginal and non-Aboriginal Heritage.

The Community Strategic Plan - Gosford 2025

Council has advised the proposal is consistent with strategy A2.2 Honour and celebrate Gosford's history and its people as listing the Sergeant's residence and Police Stables as heritage items honours Gosford's history.

Environmental social
economic impacts :

The planning proposal will not adversely affect any critical habitat or threatened species, populations or ecological communities and their habitats.

No significant adverse social or economic impact has been identified as resulting from the proposal.

Assessment Process

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

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

Public Authority Consultation - 56(2) (d) : **Department of Education and Communities
Office of Environment and Heritage
Other**

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 Letter requesting Gateway.pdf	Proposal Covering Letter	Yes
Planning Proposal.pdf	Proposal	Yes
Archaeological Assessment.pdf	Study	Yes
Council Report.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:

- 2.3 Heritage Conservation**
- 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 : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to update the planning proposal consideration of S117 Directions 4.1 Acid**

GOSFORD, Mann Street - Addition of Heritage Items

Sulfate Soils by correcting the Acid Sulfate Soils land class affecting the sites.

2. Council should clarify in the planning proposal why the site of the former Sergeant's Residence/Police Station is to be listed as an archaeological site and the footings of the Police Stables as a Heritage item when the Archaeological Assessment recommended both to be listed as archaeological sites or precincts.

3. The planning proposal be made publicly available for a minimum of 14 days.

4. Consultation is required with:

- Office of Environment and Heritage - Heritage
- Central Coast Regional Development Corporation
- Department of Education and Communities

5. A public hearing is not required.

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

7. Plan-making delegation should be delegated to Council for this planning proposal.

Supporting Reasons : *

Signature:



Printed Name:

G P HOPKINS Date: 9.12.2014