



Joint Regional Planning Panels

22 May 2015

Ms Monica Gibson
Director Regions, Hunter & Central Coast
Department of Planning and Environment
PO Box 1226
Newcastle NSW 2300

Dear Monica,

Subject: Request for Gateway Review – 2016HCC030 – Gosford Local Government – GDR_2016_GOSF_001 – Rezone land from IN1 to R, 5 Awaba Street Lisarow.

As per the request in your letter dated 8 April 2016, please find attached the advice of the H Joint Regional Planning Panel in regards to the above request for a Gateway Review of the subject planning proposal.

Should you require any further information on this matter please contact me on telephone number 02 9228 2064 or kim.holt@planning.nsw.gov.au.

Yours sincerely

Kim Holt
Project Officer
Regional Panels Secretariat

Joint Regional Planning Panel Gateway Determination Review

The Hunter & Central Coast Joint Regional Planning Panel (JRPP) has considered the request for a review of the Gateway determination of the planning proposal as detailed below:

Dept. Ref. No:	GDR_2016_GOSF_001
LGA	Gosford
LEP to be Amended:	Gosford LEP 2014
Address / Location:	5 Awaba Street, Lisarow
Proposal:	Rezone land from IN1 to R1

Reason for review:	☒	A determination has been made that the planning proposal should not proceed.
	☐	A determination has been made that the planning proposal should be resubmitted to the Gateway.
	☐	A determination has been made that has imposed requirements (other than consultation requirements) or makes variations to the proposal that the proponent or council thinks should be reconsidered.

In considering the request, the JRPP has reviewed all relevant information provided as well as the views and position of the department and the relevant local government authority. Based on this review the **JRPP recommends** the following:

RECOMMENDATION:	☒	The planning proposal should not proceed past Gateway.
		☒ no amendments are suggested to original determination. ☐ amendments are suggested to the original determination.
	☐	The planning proposal should proceed past Gateway in accordance with the original submission.

JRPP Advice and Justification for Recommendation:

The Hunter & Central Coast Joint Regional Planning Panel met on Thursday 12 May 2016 to review and consider the merits of the planning proposal for rezoning of land at 5 Awaba Street Lisarow. The Panel consisted of Garry West (Chair), Kara Krason, Jason Perica and Danielle Dickson.

The Panel considered the report provided by the Department of Planning Regional Office and agrees that the planning proposal in its current form does not include sufficient strategic justification to rezone the site from industrial land to residential purposes.

The Panel notes that the current planning proposal is inconsistent with the Central Coast Regional Strategy which identifies strategic employment land in Lisarow which is to be retained for industrial purposes. The site is not identified in any planning strategy or study to support the rezoning of such industrial land.

The planning proposal would result in a direct loss of limited available industrial land, and increase the potential for land use conflicts between development for industrial and residential purposes.

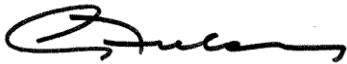
Department of Planning & Infrastructure

23-33 Bridge Street, Sydney NSW 2000 | GPO Box 39, Sydney NSW 2001 | Phone 02 9228 6111 | Fax 02 9228 6455
www.planning.nsw.gov.au

The planning proposal does not include sufficient detail to demonstrate that the site could appropriately be redeveloped for residential purposes taking into account such matters as this site's interface with existing industrial development, impacts on existing flora and fauna and traffic impacts.

The Panel was sympathetic to the lack of viability and suitability for the site or parts of the site for Industrial purposes, however was concerned about the impact of residential land interface within the Industrial precinct, and the impact this may have on the viability of existing businesses over the longer term. Alternative employment uses and zones did not seem to have been considered and an integrated employment and residential use which resolves interface issues on the site rather than imposition on other sites, with a possible higher density residential development to the east.

Endorsed by

A handwritten signature in black ink, appearing to read 'G. Fielding', with a stylized, flowing script.

Garry Fielding
Chair
Hunter & Central Coast Joint Regional Planning Panel
12 May 2016