

Ref: PP_2015_GOSFO_011_00

Director – Hunter & Central Coast Regional
Central Coast Office
Department of Planning and Infrastructure
PO Box 1148
GOSFORD NSW 2250

**RE: APPLICATION FOR GATEWAY DETERMINATION REVIEW IN
RESPECT OF A PLANNING PROPOSAL TO REZONE LOT 19
DP 241243, NO. 5 AWABA STREET, LISAROW FROM *INI GENERAL
INDUSTRIAL TO R1 GENERAL RESIDENTIAL*.**

I refer to the Gateway Determination dated 14th January 2016 that the Planning Proposal (*Department Ref: PP_2015_GOSFO_011_00*) to rezone Lot 19 DP 241243, No. 5 Awaba Street, Lisarow, should not proceed.

As required by the Department's Gateway Determination Review Process, the following documents accompany this application for review of the Gateway Determination:

- the completed application form;
- a copy of the planning proposal as submitted to the Gateway;
- a copy of all additional information and documentation provided at the Gateway; and
- justification for why an alteration of the Gateway determination is warranted.

The following justification is provided as to why an alteration of the Gateway determination is warranted in this particular case:

- my enclosed town planning report dated 25th March 2015 lodged with the Planning Proposal application demonstrates that the application is unique within the Lisarow Industrial area in terms of its biophysical characteristics which render the land physically unsuitable for economically viable industrial development and its location on the fringe of the industrial area adjacent to residential zoned land. Due to the unique circumstances applicable to the subject land and its location, rezoning of the land in the manner sought by this application will not create a precedent for the rezoning of other industrial land throughout the city;
- in its assessment the Department does not appear to have given full and proper consideration to the *Site Suitability/Economic Viability Assessment* contained in Appendix D of the accompanying town planning report. The unsuitability of the land for industrial development was confirmed by Mr. Peter Brown (from the then Department of State and Regional Development) at the time of a

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previous rezoning application in February 2008. Mr. Brown is still available for consultation on this matter and now occupies the position of Business Development Manager with NSW Department of Industry;

- as demonstrated in the accompanying planning report, the Planning Proposal does not represent a 'loss' of employment land as such, as the subject land does not, in reality, present an economically viable opportunity for industrial development due to its topography and consequently will not be developed by a prudent developer for any industrial purpose.

Having regard to the fact that the Lisarow Industrial Area is, for all practical purposes, fully developed, with a relatively small area of vacant land either being held by the principal companies operating within the area for the expansion of their business, or alternatively is environmentally constrained, the rezoning of the subject land to permit residential development will **not substantially** reduce existing zonings of land for industrial development. Within the Gosford LGA there are approximately 500 hectares of zoned industrial land, of which approximately 300 hectares are developed and 200 hectares are vacant (Source: Business NSW).

The notional "loss" of 1.2 hectares of industrial land within this context is not substantial.

- the objects of the Environmental Planning and Assessment Act 1979, include "*the promotion and co-ordination of the orderly and economic use and development of land*,". The subject land remains vacant since being zoned for industrial purposes approximately 45 years ago. The fact that it remains vacant to this date is indicative that it cannot be put to an economic use under its existing industrial zoning. It is reasonable after all this time for the land to be instead zoned for an appropriate alternative economic use, which, in this case is considered to be for medium density residential development given its close proximity to Lisarow Railway Station and local community/commercial services; and
- Gosford City Council supports the rezoning of the land to *R1 General Residential*. The preparation of the studies/reports required in Council Resolution A will enable relevant strategic and site specific matters to be suitably addressed.

Please note that I will be away until the 20th March 2016. It would be appreciated if all communication in relation to this matter could be directed to:

Mr. Tim Gunnasinghe
Tel: 0402 200 004
Email: tim@commercialhq.com.au

Yours Sincerely

Doug Sneddon
16th February 2016.

