



Planning & Environment

Mr Paul Anderson
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Our ref: PP_2015_GOSFO_011_00 (15/18243)
Your ref: 20517432

Dear Mr Anderson

Planning proposal to amend Gosford Local Environmental Plan 2014

I am writing in response to your Council's letter dated 24 November 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to rezone land at 5 Awaba Street, Lisarow from IN1 General Industrial to R1 General Residential and apply a minimum lot size, floor space ratio and building heights under *Gosford Local Environmental Plan 2014*.

As delegate of the Minister for Planning, I have now determined the planning proposal should not proceed.

The planning proposal is not supported because the proposal does not include sufficient strategic justification to rezone industrial land for residential purposes and increases the potential for land use conflict between industrial and residential land uses.

As identified by both the Central Coast Regional Strategy and the draft Central Coast Regional Plan it is important that existing supplies of industrial land on the Central Coast are safeguarded wherever possible. In this instance the Department was concerned that the loss of industrial land at Lisarow would be used as a precedent for similar rezonings within the Lisarow area and at other industrial precincts within the Gosford area.

Council may consider undertaking a review of constrained industrial land throughout the local government area and/or a review of the planning controls around the Lisarow centre. Such reviews could provide strategic justification for a future change to the planning controls for this site via a planning proposal.

Should you have any queries in regard to this matter, I have arranged for Mr Glenn Horal of the Department's regional office to assist you. Mr Horal can be contacted on (02) 4348 5000.

Yours sincerely,

Marcus Ray
Deputy Secretary
Planning Services

14/01/2016

Encl: Gateway Determination



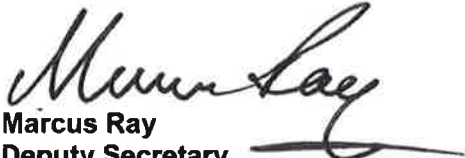
Gateway Determination

Planning proposal (Department Ref: PP_2015_GOSFO_011_00): to rezone land at 5 Awaba Street, Lisarow for residential purposes.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Gosford Local Environmental Plan (LEP) 2014 to rezone land from IN1 General Industrial to R1 General Residential and apply applicable lot size, floor space ratio and building heights to the land should not proceed for the following reasons:

1. The planning proposal does not include sufficient strategic justification to rezone industrial land for residential purposes given strategic employment lands in Lisarow are identified in the *Central Coast Regional Strategy* to be retained for industrial purposes and the land is not identified in any strategic planning strategy or study to support the rezoning of industrial land.
2. The planning proposal would result in a direct loss of limited available industrial land, increase the potential for land use conflicts between development for industrial and residential purposes and create a precedent for the spot rezoning of other constrained industrial land in the local government area.

Dated 14th day of January 2016.


Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning