

**TITLE            PLANNING PROPOSAL 2015/79 S55 REPORT TO REZONE LOT 19  
DP 241243 CNR RAILWAY CRES & AWABA ST, LISAROW FROM  
IN1 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL  
APPLICANT: DOUG SNEDDON PLANNING (IR 20517432)**

Department:     Governance & Planning  
Service Unit:    Development & Compliance

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*The following item is defined as a planning matter pursuant to the Local Government Act, 1993 & Environmental Planning & Assessment Act, 1979*

**Disclosure of political donations and gifts - s147 Environmental Planning and Assessment Act (EP&A Act).**

No disclosure was made by the applicant.

**EXECUTIVE SUMMARY**

Lot 19 DP 241243 is an irregular shaped lot located on the corner of Awaba Street and Railway Crescent, Lisarow and is mostly zoned IN1 General Industrial except for some of the frontage to Railway Crescent which is zoned SP2 Infrastructure (Road). The site is bounded by Awaba Street and residential land zoned R2 Low Density Residential to the north; Railway Crescent and the Main Northern Railway Line to the south-east; and land zoned IN1 General Industrial to the west.

The Planning Proposal seeks to rezone that part of the land zoned IN1 General Industrial to R1 General Residential which would permit medium density housing.

The applicant argues that the zoning of the land as Industrial is unsuitable due to the topography of the site which has made development for industrial purposes unviable.

Rezoning and subsequent development of the land for residential purposes would reduce the supply of employment land, and promote potential land use conflict between industrial land uses and residential housing.

Accordingly, it is recommended that, before proceeding with the proposal, the applicant be requested to justify the loss of employment land and provide Council with a concept plan for potential residential use of the land which would protect the ongoing industrial use of the adjoining land and contribute to the public amenity of the area.

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**REPORT**

**Background**

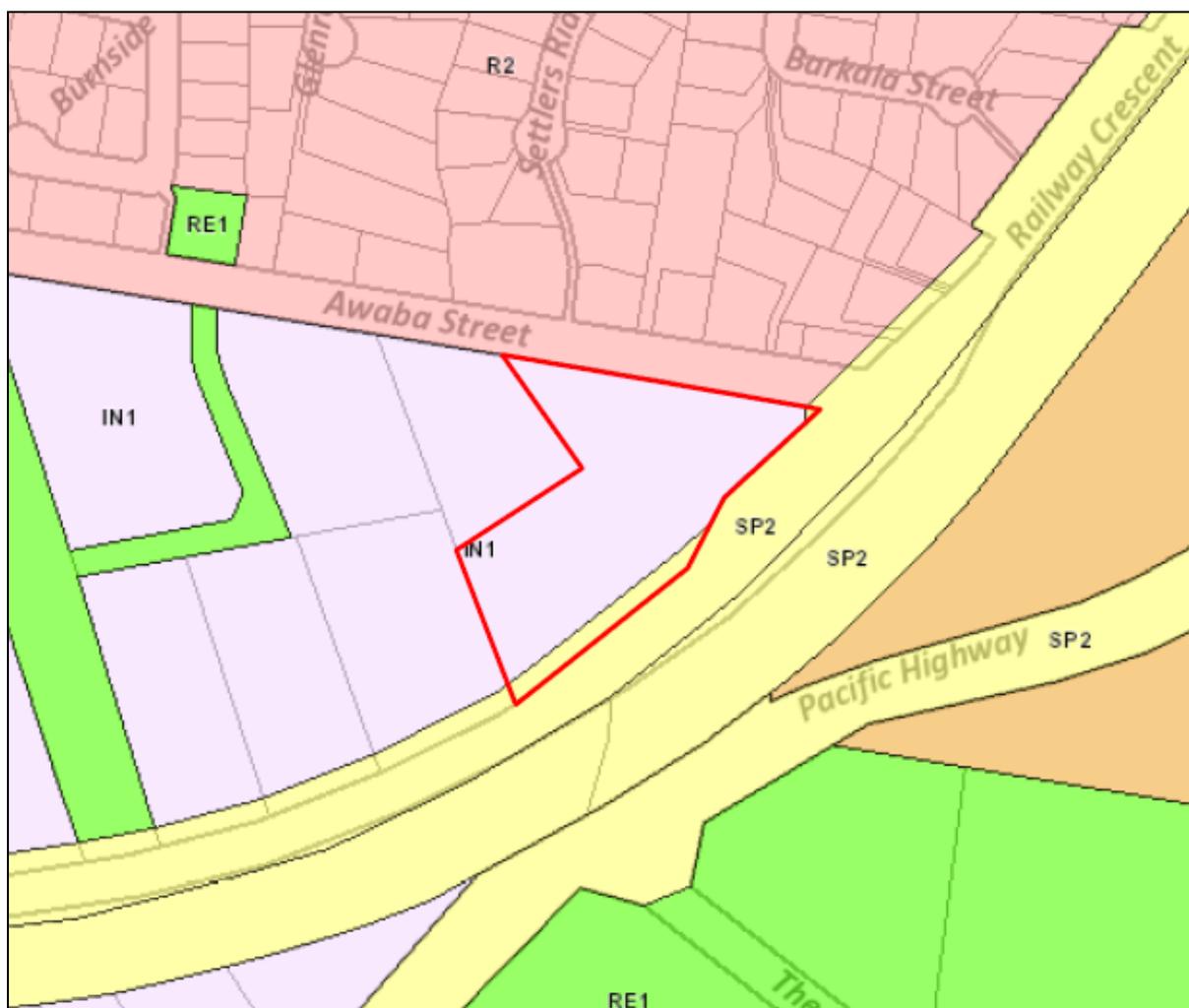
**Reason for Referral to Council:** This report discusses merits for Council's consideration and decision as to whether or not to prepare a Planning Proposal (PP) (which, if supported by Department of Planning & Environment would result in an amending LEP), pursuant to Section 55 Environmental Planning & Assessment Act, 1979 (State).

**Application Received:** 26 March 2015

**Environmental Planning Instrument – Current Zone:** Gosford Local Environmental Plan 2014 – part IN1 General Industrial and part SP2 Infrastructure (Road)

**Area:** Lot Area - 1.255 ha  
Area zoned IN1 - 1.152 ha

**Map:**



**Recommendation:** Support for a Gateway Determination be subject to a number of conditions including:

- specific justification for the loss of employment land, including evidence to support the non-viability of industrial development of the land;
- provision of a concept residential development plan which would protect the adjoining industrial development and enhance the public amenity of the area.

**Landuse History:**

In 1968 the land was zoned Non-Urban 1(b) under the Gosford Planning Scheme Ordinance.

In 1980 the land was zoned General Industrial 4(a) under Amendment 6 of the Gosford Planning Scheme Ordinance.

The subject land, Lot 19 DP 241243, Awaba Street, Lisarow was held in Council ownership until March 2001. In 1996 Council resolved to investigate excess Council land in Narara that may be able to be sold. 348 parcels were investigated, of which 18 were identified as most likely to have the potential for sale on the open market. Lot 19 DP 241243 was one of the 18 sites with sale potential and was included in the 1998 Narara Land Sale Strategy.

Council sold the land under its Industrial zoning in 2001 to the current owner. A special condition of the contract of sale was that "the purchaser agrees that it shall not make an application which produces a lot which is zoned other than zone 4(a) Industrial under the Gosford Planning Scheme Ordinance."

It appears that Council's position at the time was to protect the supply of existing industrial land.

In October 2000 a 3 lot industrial subdivision was approved by Council with lots ranging from 3335 sqm to 5217 sqm. This subdivision has never proceeded.

In October 2004 a Rezoning Application was submitted to rezone the subject land from 4(a) Industrial (General) to either 2(b) Residential or 2(a) Residential.

The matter went to Council on 8 March 2005, 5 April 2005, 12 April 2005 and the 7 August 2007 and each time Council deferred the matter pending further information.

On 6 May 2008 Council considered the Draft Gosford LEP 2009 and as part of this process resolved which then current Rezoning Applications were to remain in the Draft Gosford LEP and which were to be refused. Council resolved to refuse the Rezoning Application for Lot 19 DP 241243 Awaba Street, Lisarow.

#### **Overview of Applicant's Submission:**

*This Planning Proposal application requests Gosford City Council to initiate the Local Environmental Plan 'Gateway' process pursuant to section 55 of the Environmental Planning and Assessment Act, 1979 to amend Gosford Local Environmental Plan 2014 by:*

- amending Gosford LEP 2014 Map LZN-014C to rezone Lot 19 DP 241243 from IN1 General Industrial to R1 General Residential as shown in Figure 8;*
- amending Gosford LEP 2014 Map FSR-014C to provide a maximum floor space ratio development standard of 0.75:1 for future development on Lot 19 DP 241243, as shown in Figure 9;*
- amending Gosford LEP 2014 Map HOB-014C to provide a maximum permissible building height development standard of 8.5m for future development on Lot 19 DP 241243, as shown in Figure 10; and*
- amending Gosford LEP 2014 Map LSZ-014C to provide a minimum lot size development standard of 550m<sup>2</sup> for any future subdivision of Lot 19 DP 241243, as shown in Figure 11.*

*It is demonstrated in this Planning Proposal application that the circumstances relating to the suitability and economic viability of the subject land for industrial*

*development and the area of vacant industrial land available within the Lisarow Industrial Area, have not changed since the original rezoning application was lodged with Gosford City Council in October 2004.*

*It remains the case that after being zoned 4(a) General Industrial/IN1 General Industrial for approximately 45 years, the subject land remains undeveloped as a consequence of its steep slope, whilst all adjoining industrial zoned land, being relatively flat in comparison, has long been developed for industrial purposes, as shown in the site aerial photograph [Attachment B].*

*It is the case that any reasonable assessment of the biophysical characteristics of the subject land would conclude that the subject land is not capable of being economically developed for industrial purposes. The previous economic analysis provided to Council in February 2008, establishing that development of the subject land for industrial purposes would incur an economic loss, as development costs well exceeded revenue from land sales. In the six years since this economic analysis was prepared, the situation has worsened as development costs have substantially increased at a far greater rate than any marginal improvement in industrial land values and likely rate of return.*

*It is contrary to Object (a) (ii) of the Environmental Planning and Assessment Act 1979, for the subject land to continue to be prevented from being developed for an alternative economic purpose, when it is clearly evident that the land has been inappropriately zoned "general industrial":*

*"5. Objects. The objects of this Act are:*

*(a) to encourage:*

*(ii) the promotion and co-ordination of the orderly and economic use and development of land,"*

*The subject land is unique within the Lisarow Industrial Area in terms of both its biophysical characteristics, which render the land unsuitable for industrial development and its location adjacent to residential zoned land located on the northern side of Awaba Street.*

*If it is accepted that the subject land is topographically unsuitable for its zoned purposes, which is reflected in the fact that all adjacent zoned industrial land has been developed, whilst the subject land remains vacant after approximately 40-45 years, then an alternative urban zoning for the subject land must be applied to the land. As the adjoining zone on the northern side of Awaba Street is R2 Low Density Residential and the subject land is physically capable of being developed for residential purposes, a residential zone is the only practical alternative. In view of its close proximity to Lisarow Railway Station and in order to provide the best possible dwelling yield, it is considered that the R1 General Residential zone is the most appropriate zone to now apply to the subject land.*

*Rezoning of the subject land to permit residential development would enable the land to be put to an economic use in a manner which provides immediate community benefit in the form of additional housing opportunities in a location well served by public transport and close proximity to community services and facilities.*

*The alternative is to retain the status quo, with the land being left vacant and incapable of being economically used for industrial purposes, or put to any other form of economic use in the foreseeable future.*

The issues raised in the applicant's submission have been considered in the assessment of the proposal.

## **ASSESSMENT**

The following discussion addresses aspects of the Planning Proposal with a view to recommending a course of action to Council. The proposal has been assessed using criteria set out in the Planning Gateway process.

### **A Need for the Planning Proposal**

#### **1 Is the Planning Proposal a result of any strategic study or report?**

The Planning Proposal is not the result of any strategic study or report.

The Employment Lands Investigation (2010) concluded that *“Industrial zoned lands are a finite resource in the Gosford LGA. Wise use of existing zoned areas as well as the potential areas identified in this investigation is important and critical to growing the local economy.”* (p 106)

The rationale for this conclusion is found on pages 91-92 which states:

*Given the limited amount of industrial land available for development and redevelopment in Gosford, conversion to non-employment generating activities should be discouraged, despite the intensifying market pressure. The market pressure arises from the fact that developer capital returns are greater for residential or commercial development than industrial development and therefore more appealing. (p 91)*

*The risk of continuing to lose employment lands in favour of residential and/or business development is that Gosford's population to jobs ratio will grow worse, not better, over time. The result will be a less complete community, with more Gosford residents having to commute to Sydney to work, creating greater traffic congestion and the environmental, social and economic consequences associated with it. As the population ages the economic base narrows until it is predominantly a service and retail economy. (p 91-92)*

The Department of Planning and Environment has published employment lands supply in the Employment Lands Development Program 2010 and 2015 with updates in the intervening years. The information for Lisarow is set out below.

#### **LISAROW**

<b>Hectares</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
<b>Undeveloped</b>	6.0	6.0	6.5	6.5	6.5	8.0***
<b>Developed</b>	56.3	56.3	55.9	55.9	55.9	58.8**
<b>Total</b>	62.4	62.4	62.4	62.3	62.3	66.9*

\* The addition of 4.5 hectares at Lisarow was the result of zoning changes within the Gosford Comprehensive Local Environmental Plan which was gazetted in 2014 (i.e. land in Cutrock Road).

\*\* The addition of 3 hectares of developed land was the result of zoning all of Lot 1 DP 702204 Cutrock Road to IN1 under Gosford LEP 2014.

\*\*\* The addition of 1.5 hectares of undeveloped land was the result of zoning Lot 1 DP 313346 Cutrock Road to IN1 under Gosford LEP 2014.

The supply and development of industrial land has not changed in the last 5 years. However given the small amount of undeveloped industrial land in Lisarow the removal of 1.152 ha (the subject site) represents 14% of the available supply in Lisarow.

The Employment Lands Investigation also raises the issue of land use conflict in relation to this locality and is a major consideration in this Planning Proposal.

*It is noted that there have been instances of land use conflict between industrial activities and residential development in the vicinity of Awaba Street. This highlights the need for adequate buffers between employment lands and other uses. (p42)*

Moving the residential interface onto the same side of Awaba Street as the industrial uses will reduce the buffer between residences and industrial uses and potentially increase the likelihood of incidences of land use conflict.

Prior to proceeding with the proposal, the applicant should specifically justify the loss of employment land and provide a concept residential development plan which would protect the adjoining industrial development.

## **2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

A Planning Proposal is the only means of rezoning the subject land from IN1 General Industrial to R1 General Residential.

### **Section B Relationship to strategic planning framework**

## **3 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

### **Central Coast Regional Strategy**

The Planning Proposal could assist Council, in a minor way, in meeting the targets set by the State Government in the Central Coast Regional Strategy for provision of housing.

However, the Planning Proposal is inconsistent with following Actions:

5.6 Ensure LEPs do not rezone employment lands to residential zonings or other uses across the Central Coast, unless supported by a planning strategy agreed to by the Department of Planning.

10.9 Councils and the Department of Planning are to ensure there is sufficiently zoned employment land near major transport nodes to meet the targets set by the Regional Strategy, through the preparation of LEPs.

## **Regional Economic Development and Employment Strategy**

The Regional Economic Development and Employment Strategy (REDES) is the long-term strategy for sustainable economic development and jobs growth for the Central Coast Region. The objectives relevant to the Planning Proposal are:

- *To deliver more than 45,000 new jobs by 2031, increasing the region's level of employment self-containment and providing jobs for a growing population.*
- *To encourage employment growth in key employment nodes, including strategic centres, employment lands and smaller centres.*

The Planning Proposal is inconsistent with the objectives as it seeks to reduce the area of employment land.

### **3a Does the proposal have strategic merit and is it consistent with the Regional Strategy and Metropolitan Plan, or can it otherwise demonstrate strategic merit in light of Section 117 Directions?**

The application has not been supported by a strategic case.

The Section 117 Directions are addressed in Question 6 below.

### **3b Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following: the natural environment (including known significant environmental values, resources or hazards) and the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.**

The topography of the site ranges from 10% to 16% which may limit the type of industrial development that can be constructed on the site. While a building with a large floorplate or an industrial unit complex requiring vehicular access throughout may require extensive earthworks there are other types of small scale uses permitted in the IN1 zone which may be developed without the need for large building areas or extensive cut and fill. It is noted that other industrial land in Lisarow had a similar gradient but was seen as developable for industrial uses under earlier market conditions. Market conditions may again result in such land being economically viable.

The applicant should be requested to provide specific advice to justify the non-viability of industrial development on the land prior to proceeding with the proposal.

The subject land, if rezoned for medium density housing will have a common boundary with adjoining industrial zoned land. This will affect the visual and acoustic amenity of the residents and also has the potential to limit industrial operations on adjoining land by way of complaints.

The applicant should be requested to provide a concept residential development plan which would demonstrate how the ongoing viability of the adjoining industrial land would be protected, prior to proceeding with the proposal.

#### **4 Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?**

##### **Community Strategic Plan – Gosford 2025**

The Community Strategic Plan - Gosford 2025 is relevant to the Planning Proposal and the following strategies are applicable.

- A3.4 Increase the availability of appropriate housing
- B6.3 Plan for population growth within existing developed footprint
- C1.1 Broaden range of business and industry sectors
- C1.3 Increase and broaden the range of local jobs across existing and emerging employment sectors
- C2.1 Provide tools and framework for business growth
- D1.2 Consider social, environmental and economic sustainability in all planning and decision making

Whilst the end result of the Planning Proposal would be to increase the availability of housing within the urban footprint, it would reduce the potential range of local jobs in the future by decreasing the supply of employment land.

#### **5 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

The following assessment is provided of the relationship of the planning proposal to relevant State Environmental Planning Policies (SEPPs). No other SEPP has application to this planning proposal.

##### **SEPP 55 – Remediation of Land**

The SEPP requires council to consider whether the land is contaminated, if it is suitable in its contaminated state or whether remediation is required from certain previous land uses. Consideration has to be given as to whether or not the land is contaminated and if so that Council is satisfied that the land is suitable in its contaminated state for the future use or requires remediation.

SEPP 55 lists some activities that may cause contamination, one of which is agricultural or horticultural activities. Council's 1954 aerial photograph shows that the south-western part of what is now Lot 19 DP 241243 was used as an orchard. The rest of the land was generally cleared except for vegetation along Railway Crescent. By 1964 the orchard had been cleared and vegetation regrowth had occurred. In 1983 the land was vacant with more vegetation regrowth evident and industrial buildings had been erected on all adjoining lots.

As the land has been used for agricultural and horticultural activities in the past a preliminary contamination assessment would be required to be undertaken if a Planning Proposal was to proceed.

#### **6 Is the Planning Proposal consistent with applicable Ministerial Directions (Section 117 directions)?**

The following assessment is provided of the consistency of the Planning Proposal with relevant Section 117 Directions applying to Planning Proposals lodged after 1 September 2009. Section 117 Directions are only discussed where applicable. The

Planning Proposal is consistent with all other Section 117s Directions or they are not applicable.

### **Direction 1.1 - Business and Industrial Zones**

*This direction applies when a planning authority prepares a Planning Proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).*

*A Planning Proposal must:*

- a give effect of the objectives of this direction (i.e. encourage employment growth in suitable locations, protect employment land in business and industrial zones, support the viability of identified strategic centres),*
- b retain the areas and location of existing business and industrial zones,*
- c not reduce the total potential floor space area for employment uses and related public services in business zones,*
- d not reduce the total potential floor space area for industrial uses in industrial zones, and*
- e ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.*

*A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:*

- (a) justified by a strategy which:
  - (i) gives consideration to the objective of this direction, and*
  - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and*
  - (iii) is approved by the Director-General of the Department of Planning,*  
*or**
- (b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or*
- (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or*
- (d) of minor significance.*

The Planning Proposal is contrary to this Direction because it does not protect employment land and does not retain the area of the existing Industrial zone. This inconsistency has not been justified in a strategy approved by the Director-General. The inconsistency is not in accordance with the Central Coast Regional Strategy which specifies that employment lands are not to be rezoned to residential unless supported by a strategy agreed to by the Department of Planning and Environment.

### **Direction 2.3 - Heritage Conservation**

This direction applies when a relevant planning authority (Council) prepares a Planning Proposal and requires that the Planning Proposal must contain provisions that facilitate the conservation of heritage items, aboriginal objects, places and landscapes either protected by the National Parks and Wildlife Act or identified through an aboriginal survey.

No survey was undertaken for aboriginal items however, given that the land has previously been disturbed for agricultural use and is already zoned industrial, it is considered unlikely that any aboriginal relics exist on the land. As such the Planning Proposal is consistent with this direction.

### **Direction 3.1 - Residential Zones**

This Direction applies when a planning proposal affects land within an existing or proposed residential zone. The planning proposal must include provisions that encourage the provision of housing that will broaden the choice of building types and locations available in the housing market, make more efficient use of existing infrastructure and services, reduce the consumption of land for housing on the urban fringe and be of good design. The Direction also requires that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).

If the Planning Proposal proceeded, appropriate provisions could be included such that the proposal would comply with this Direction.

### **Direction 3.4 - Integrating Land Use and Transport**

This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- (a) *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and
- (b) *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

The site is located 35m from Lisarow Train Station which is located directly across Railway Crescent. A bus service also operates regularly along Railway Crescent between Gosford and Tuggerah. Therefore the site is well serviced by public transport and is consistent with this direction.

Depending on the residential concept which might be contemplated, linkages between existing residential development to the north of Awaba Street and Lisarow Rail Station could be upgraded.

### **Direction 4.4 Planning for Bushfire Protection**

This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land. In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.

The subject land is classified as Rural Fire Service Bushfire Category 1 and Vegetation Buffer. Should Council and the Gateway support the Planning Proposal, then the gateway determination would require consultation with the Rural Fire Service.

### **Direction 5.1 Implementation of Regional Strategies**

Clause (4) of the Direction requires Planning Proposals to be consistent with a Regional Strategy released by the Minister for Planning and Infrastructure.

The Planning Proposal is considered to be inconsistent with the objectives and actions contained in the Central Coast Regional Strategy 2006 – 2031 as indicated in the response to 3 above.

### **Direction 6.1 – Approval and Referral Requirements**

Clause (4) of the Direction requires a Planning Proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.

This Planning Proposal is consistent with this direction as no such inclusions, or designation are proposed if the Planning Proposal proceeds.

### **Direction 6.3 – Site Specific Provisions**

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The Planning Proposal must use an existing zone already applying in an environmental planning instrument and not impose any development standards in addition to those already contained in the environmental planning instrument. The proposal shall not contain or refer to drawings/concept plans that show details of the proposed development.

If supported the Planning Proposal would use existing zones, floor space ratio, building height and lot size requirements set out in the Standard Instrument LEP.

## **Section C Environmental, social and economic impact**

### **7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The site has previously been disturbed, is isolated and provides no important connectivity to other vegetation remnants. It is noted that the Lisarow wetlands are within close proximity to the site however the two are separated by the rail corridor and the Pacific Highway.

A detailed Flora and Fauna Assessment would be required if a Gateway is issued.

### **8 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

#### **Character**

The subject land is included in Lisarow Character Precinct 16 – Scenic Buffer (Future Employment) as identified in Chapter 2.1 of Gosford Development Control Plan 2013.

The desired character of the precinct is:

*These properties should accommodate predominantly a variety of employment-related activities, where the existing scenic qualities of open wooded hillside that provide prominent backdrops to Gosford City's arterial roads and the coastal railway are protected, and civic potential is enhanced by future development that achieves very high standards of urban design quality.*

The Planning Proposal would be contrary to this character objective.

## **9 How has the Planning Proposal adequately addressed any social and economic effects?**

The applicant has stated that "*The principle reason for seeking the rezoning of the land from industrial to residential in the manner proposed is that the land is physically and economically unsuitable for industrial development due to its prevailing slope of 14% - 17%.*"

The applicant has reiterated the economic reasons used for the rezoning application in 2008 regarding the land's unviability for industrial development. No additional information has been provided other than to say "*the situation has worsened as development costs have substantially increased at a far greater rate than any marginal improvement in industrial land values and likely rate of return.*"

The economic analysis was undertaken for a nominal industrial unit configuration with cut and fill. As noted in the economic analysis, gradient of the site is not the sole constraining factor in determining viability. A conventional industrial unit complex is not the only type of development permitted in the zone. There are uses permitted in the IN1 zone which may be more suited to this site, such as small scale high technology industries.

## **Section D State and Commonwealth interests**

### **10 Is there adequate public infrastructure for the Planning Proposal?**

Adequate public infrastructure is available to service development undertaken as a result of the Planning Proposal, if it proceeded.

#### **Water and Sewer**

Water and sewer is available to the property and any future development would be subject to relevant conditions.

#### **Drainage**

Awaba Street is not considered to be flood prone however it is situated near the top of two catchments – Narara and Cut Rock Creeks. Both of these catchments experience severe flooding and it is therefore critical that any upstream development not increase the rate or volume of stormwater discharged from the site.

Any future development would be subject to detailed drainage investigations and conclusions.

#### **Traffic**

Any future development would be subject to detailed traffic investigations and conclusions.

**11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning Proposal?**

No consultations have been undertaken with State and Commonwealth agencies prior to Council's initial consideration of the matter.

**Part 4 Mapping**

Attachment B to this report contains all relevant mapping to the Planning Proposal at this stage.

**Conclusion**

The Planning Proposal is recommended for conditional support.

**Attachments:** A Planning Proposal Flowchart  
B Planning Proposal Mapping

**Tabled Items:** Nil

**FINANCIAL IMPACT STATEMENT**

The direct cost to Council is the preparation of the Planning Proposal and Council's fee has been paid for this service.

**RECOMMENDATION**

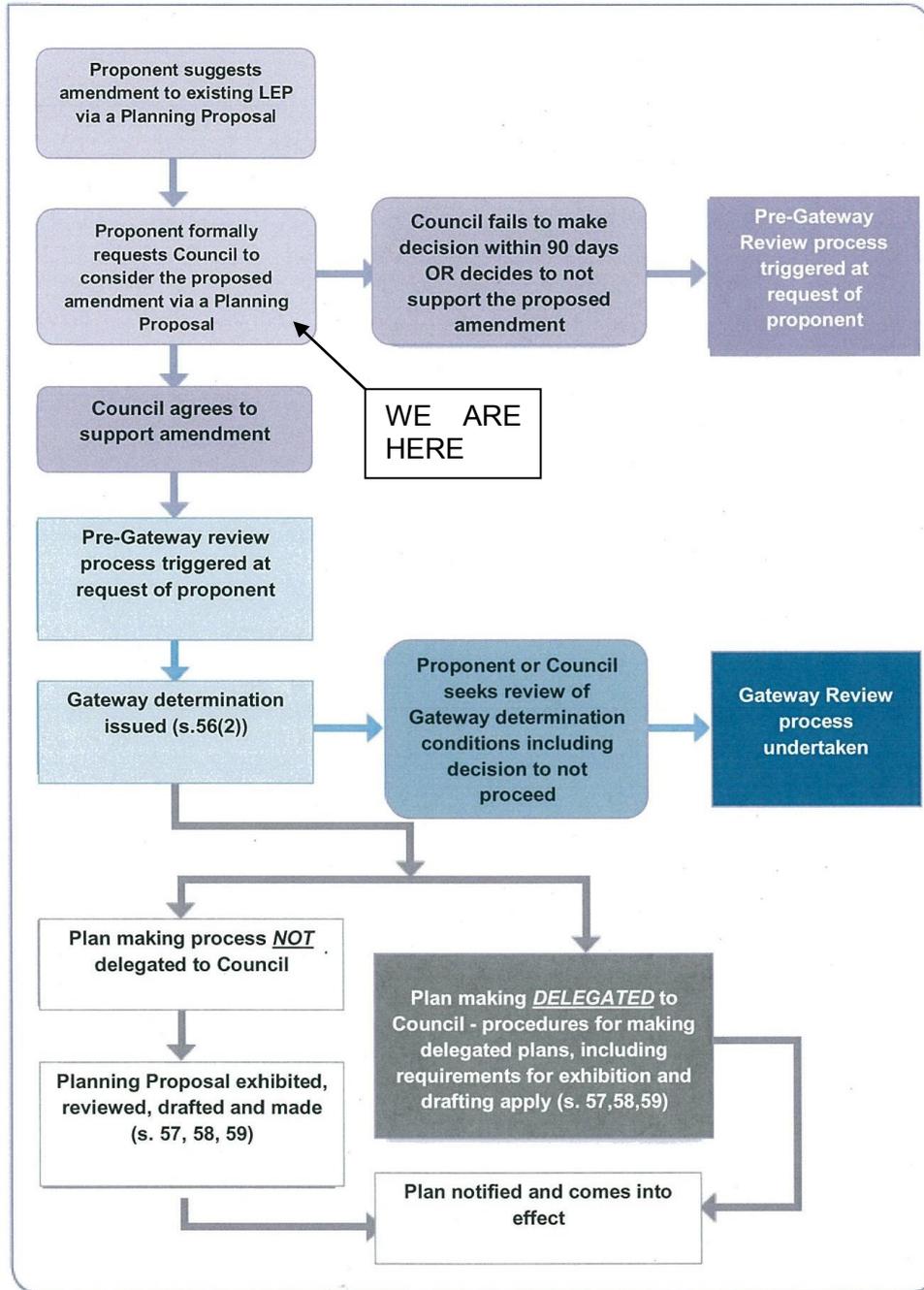
A Council support the preparation of a Planning Proposal to rezone that part of Lot 19 DP 241243 Awaba Street, Lisarow zoned IN1 General Industrial to R1 General Residential but require any Gateway Determination to be subject to the following requirements:

- 1 Justification of inconsistency with Section 117 Direction No 1.1 Business and Industrial Zones;
- 2 Justification of inconsistency with Section 117 Direction No 5.1 Implementation of Regional Strategies;
- 3 Justification of inconsistency with the Central Coast Regional Strategy;
- 4 Specific justification of the reduction in employment land stocks in Lisarow, including evidence of the non-viability of industrial development of the land.
- 5 Provision of a concept residential development plan which would protect the adjoining industrial development and enhance the local public amenity.
- 6 Consultation with the Rural Fire Service.
- 7 Detailed Flora and Fauna assessment.

- 8 Drainage assessment.
  - 9 Traffic assessment.
- B The applicant be advised of the Council's decision and of their right to seek a review of Council's decision under the State Government's Pre-Gateway Review procedure.

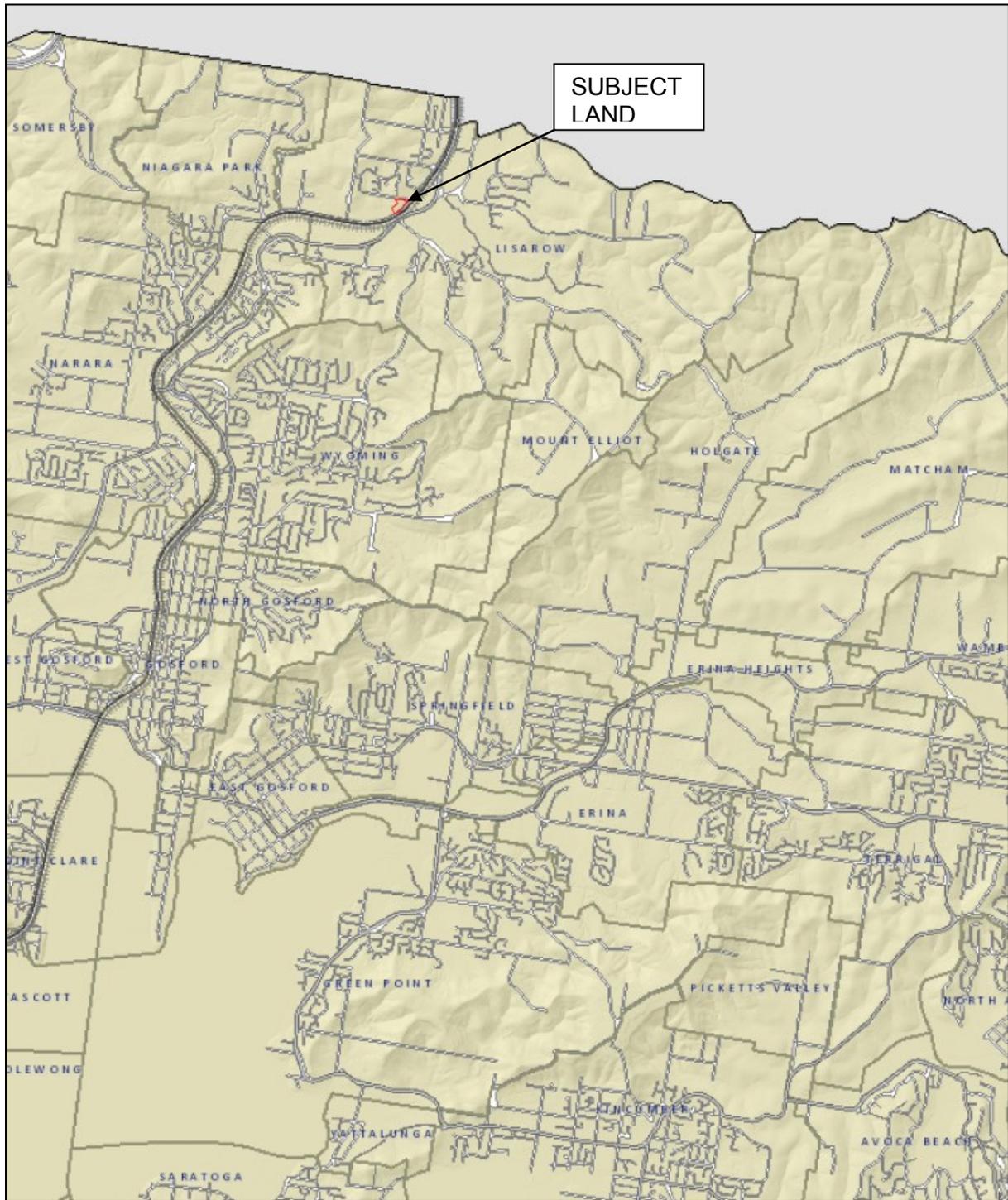
ATTACHMENT A

### LEP plan making process

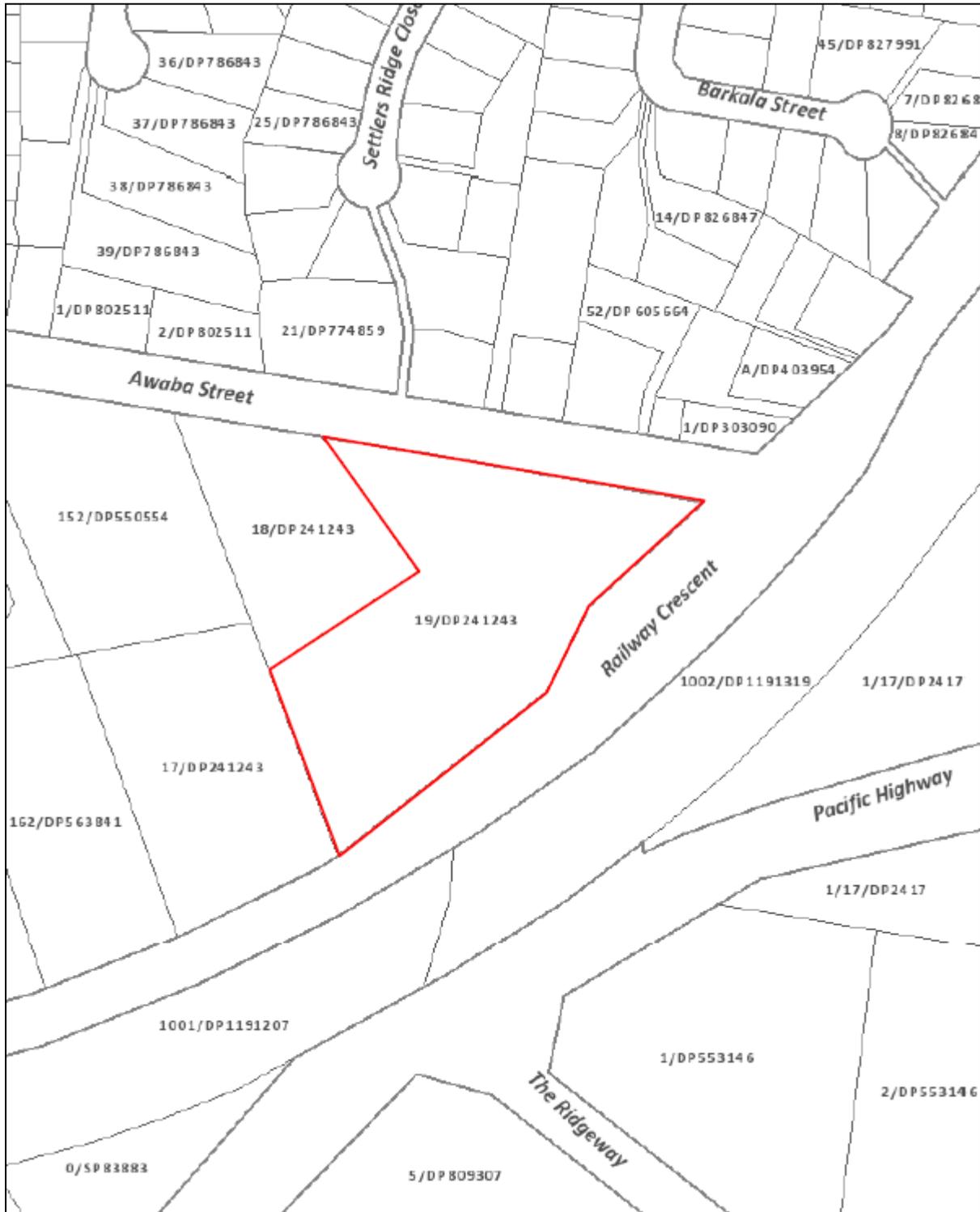


ATTACHMENT B - PLANNING PROPOSAL MAPPING

Locality Map



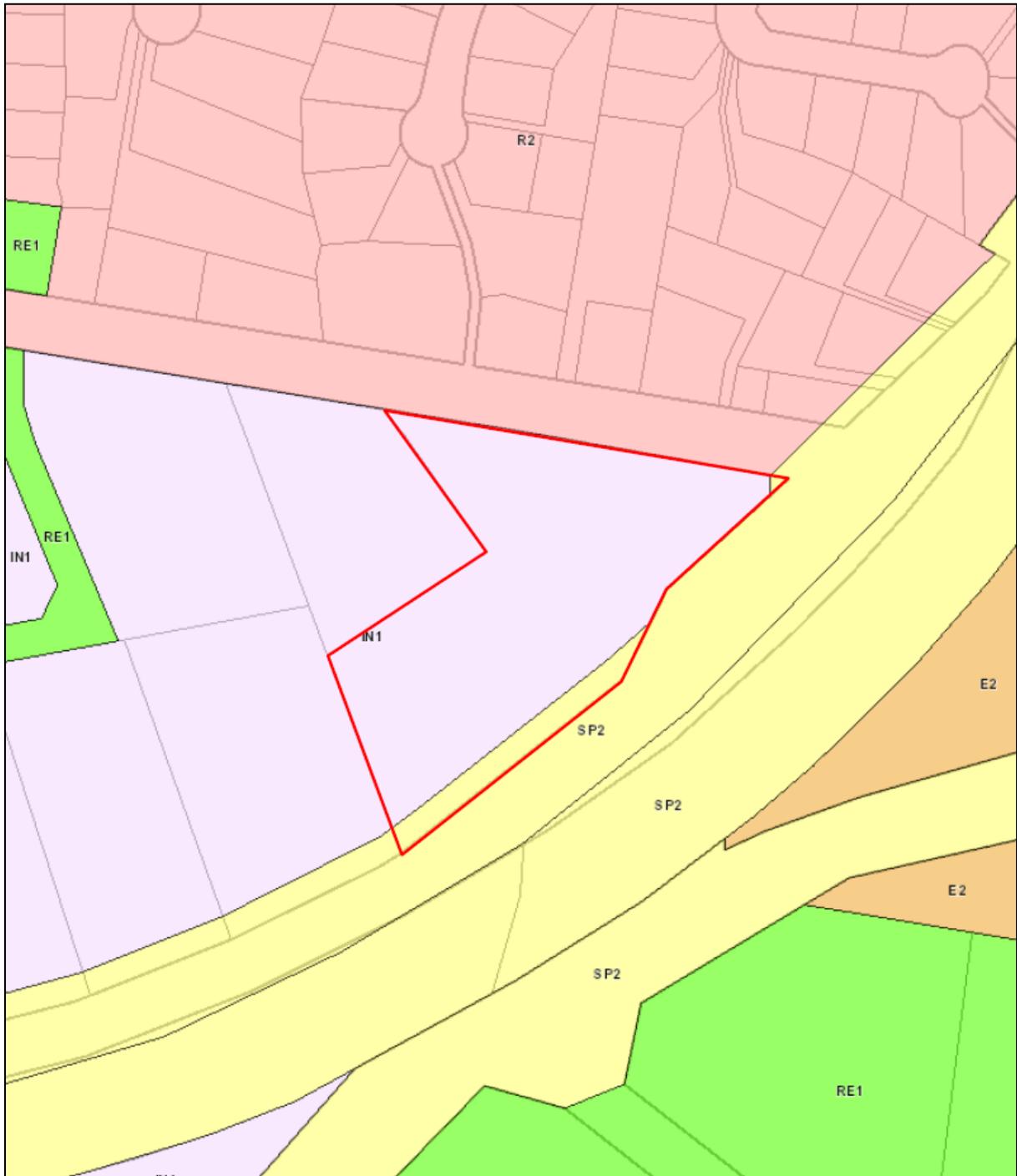
### Lot Description



**Aerial Photograph**

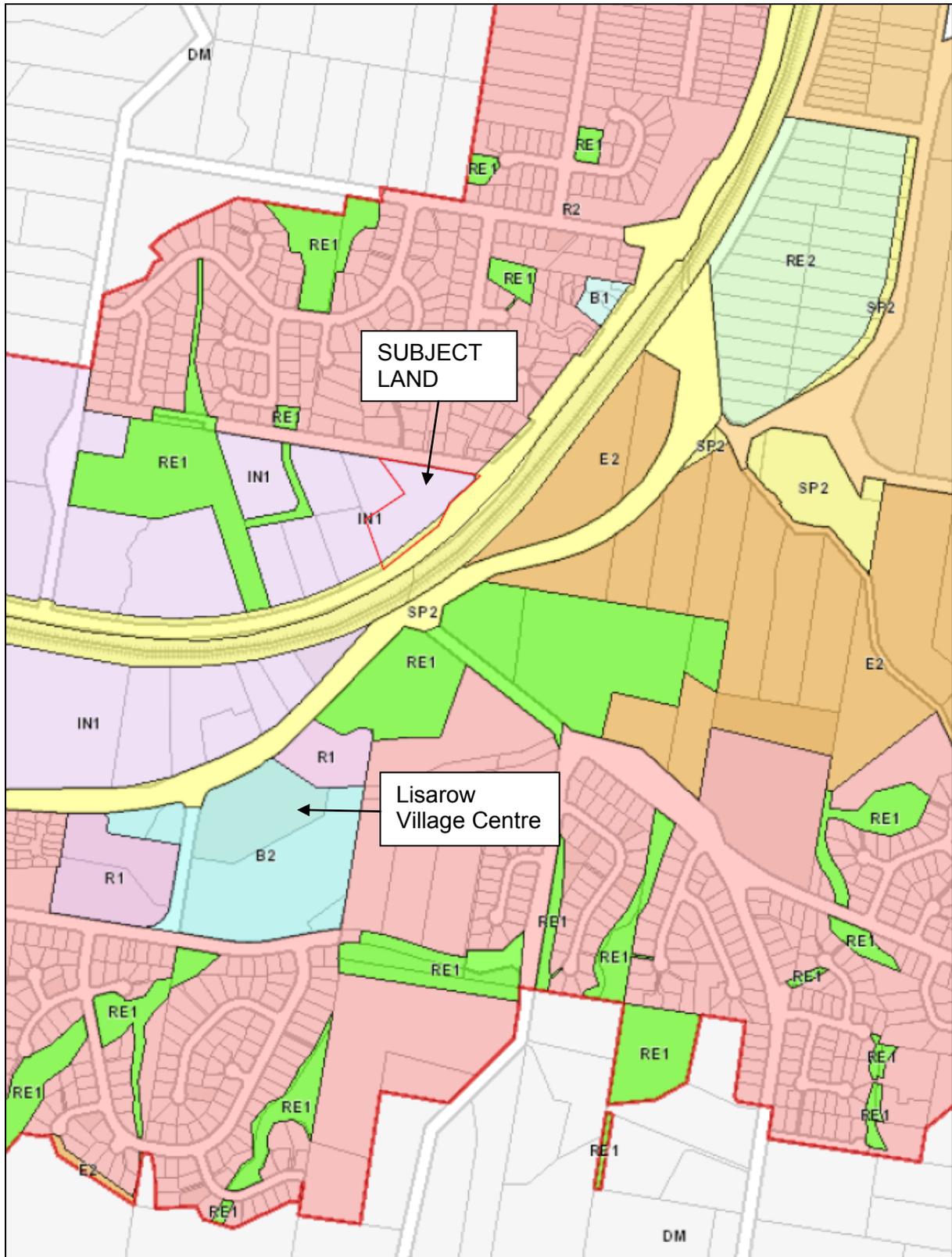


### Existing Zoning Map

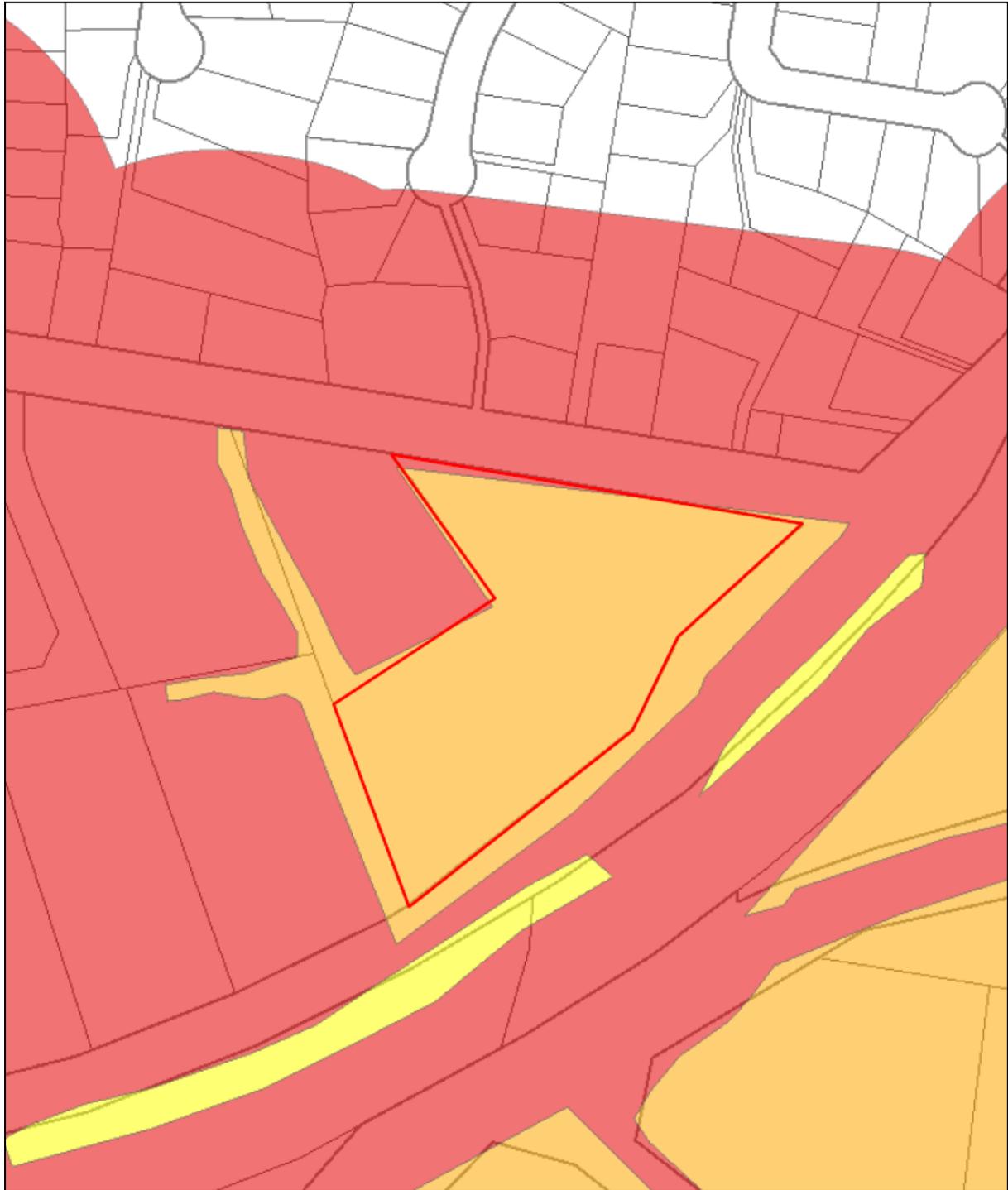


R2 Low Density Residential  
IN1 General Industrial  
SP2 Infrastructure

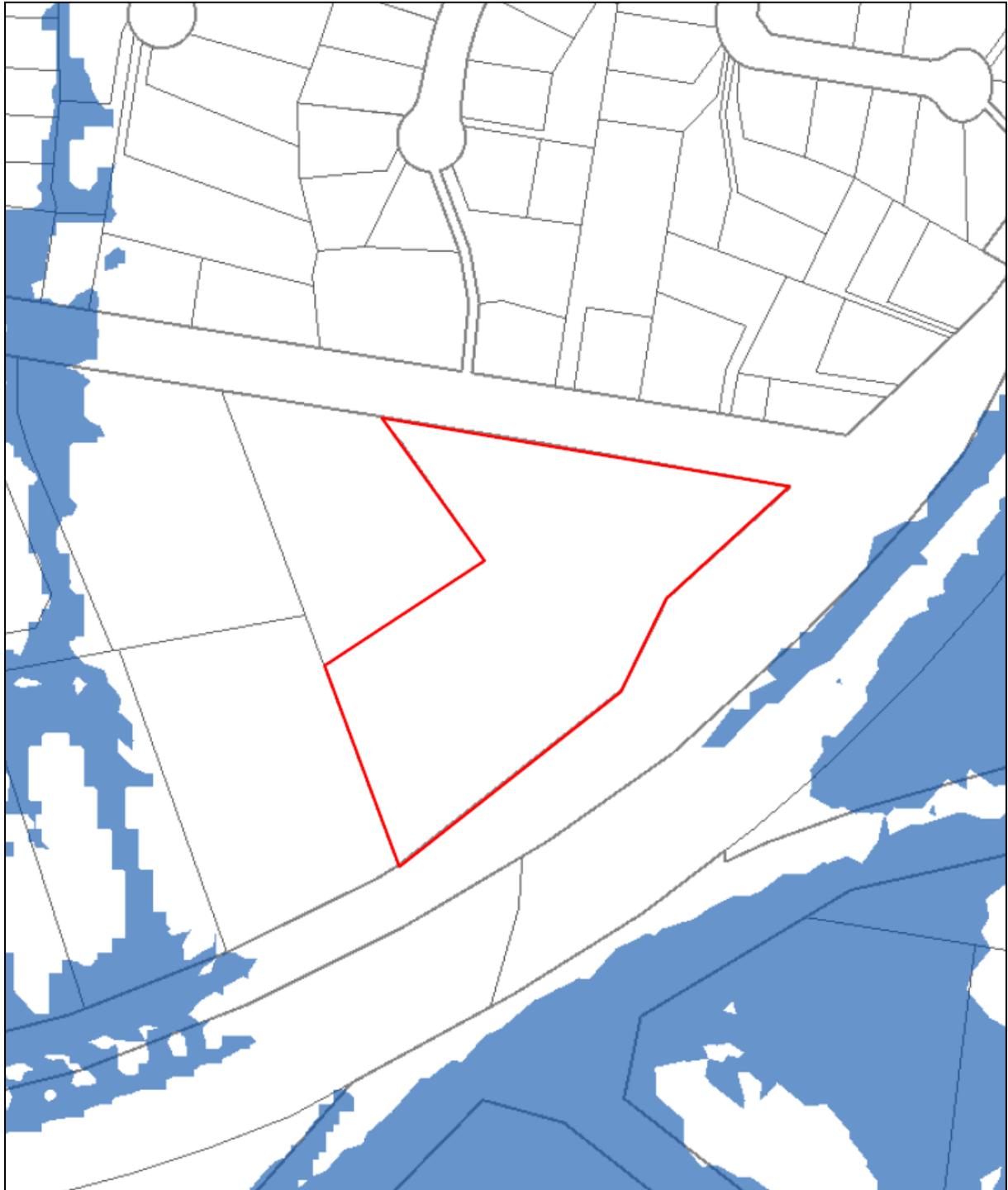
### Relationship of Land to Lisarow Village Centre



### Bushfire Hazard



### Flooding

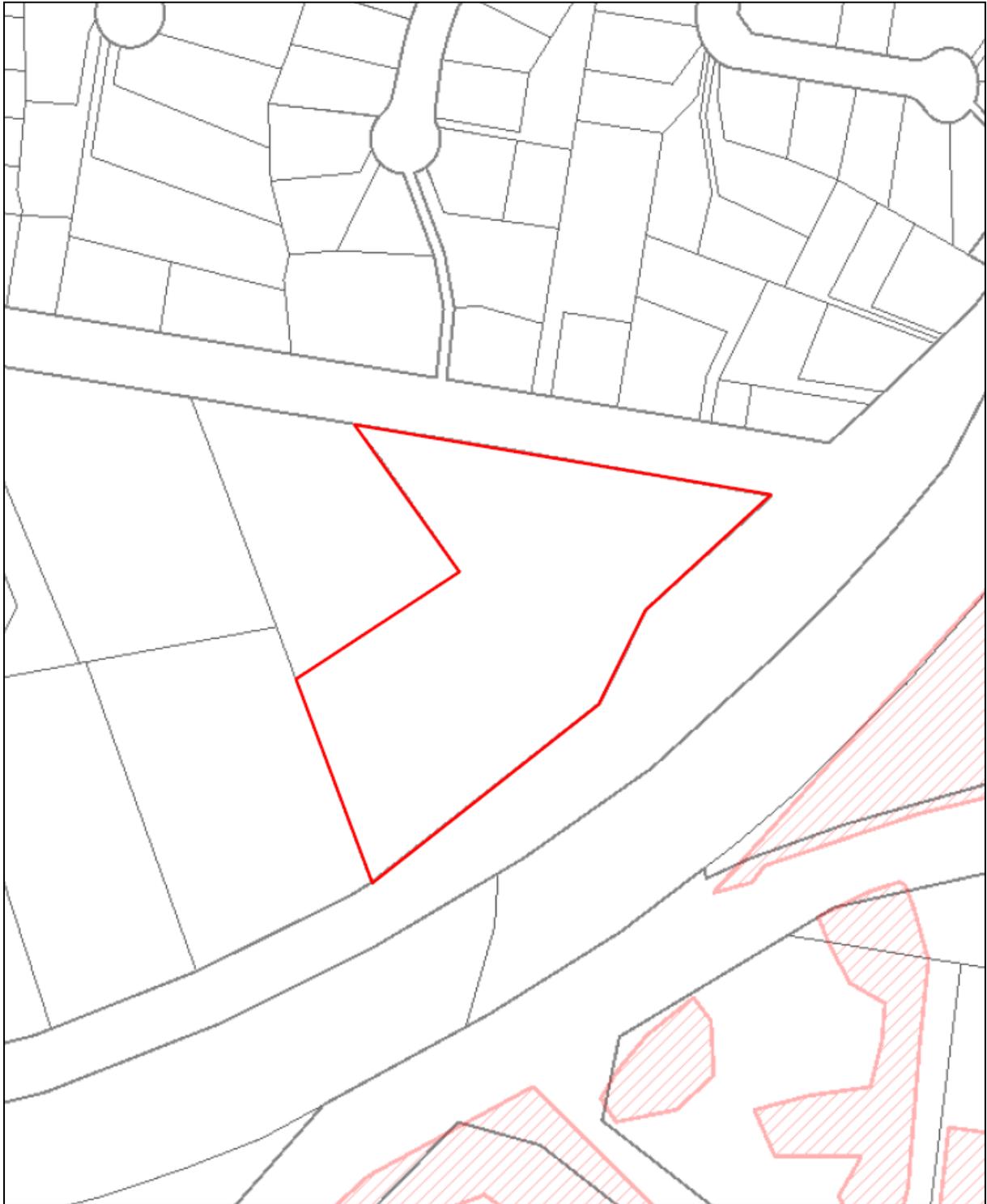


### Vegetation

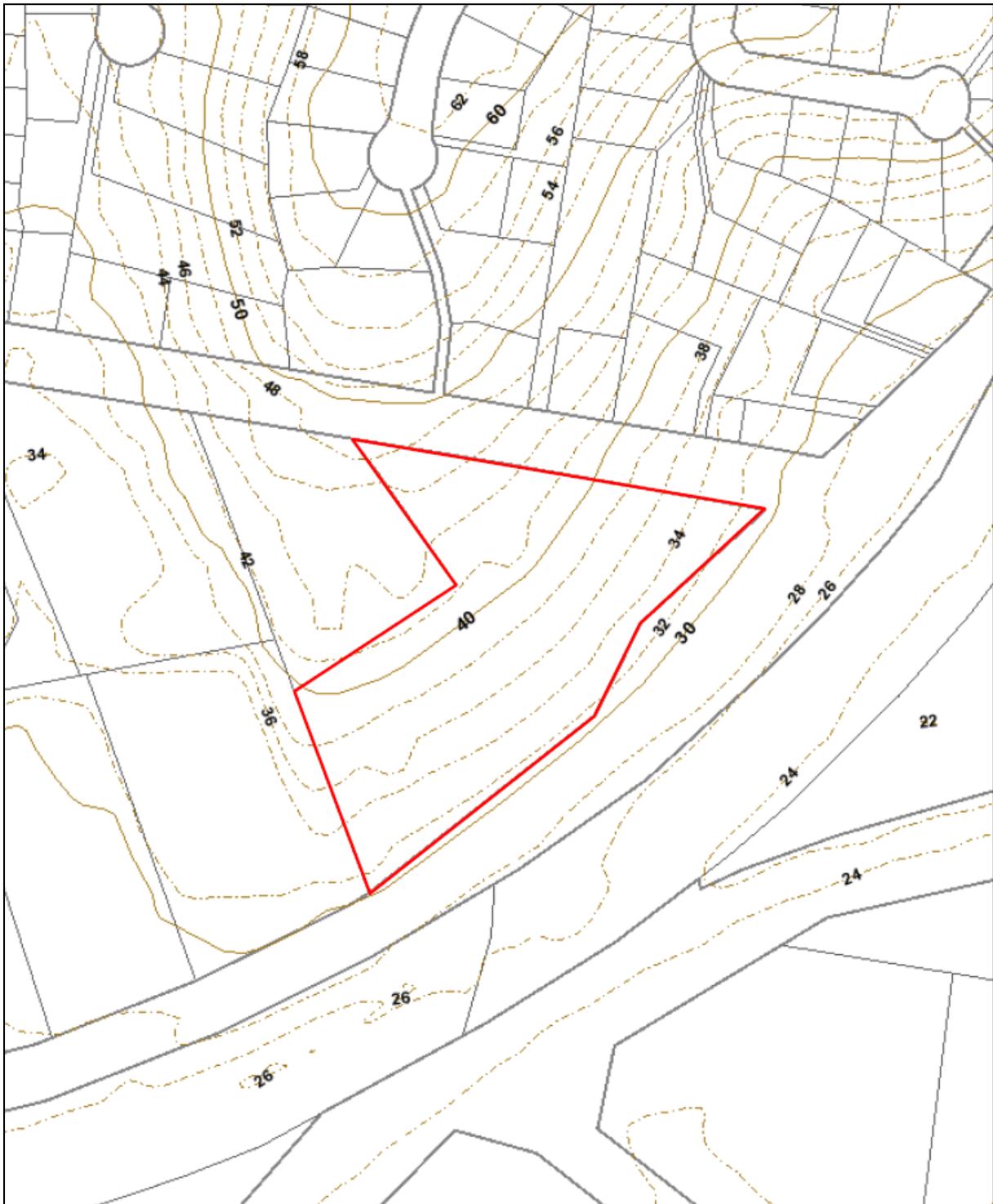


E6ai = Coastal Narrabeen Moist Forest  
Xs = Disturbed Regrowth

### Endangered Ecological Communities



### Topography



Contour Interval = 2m