



Item No: 5.4
Title: Request to Prepare a Planning Proposal for Part of 121 and 129 Newling Street, Lisarow
Department: Environment and Planning

27 April 2021 Ordinary Council Meeting

Reference: 083.2020.00000108.001 - D14489248
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Report purpose

To consider a request to prepare a Planning Proposal to enable a residential housing development.

Executive Summary

Council has received a request to prepare a Planning Proposal for a new lot (proposed lot 2) to be created by the consolidation and re-subdivision of Lot 122 DP 1218619 and Lot 4 DP 660988 which was granted development consent on 21 July 2020 (under DA/58001/2020).

The request seeks Council's endorsement to prepare a Planning Proposal to rezone proposed lot 2 from B2 Local Centre to R1 General Residential to enable residential development.

This matter was referred to the Local Planning Panel (LPP) on the 8 April 2021. The LPP generally supports the proposal proceeding to gateway.

This report recommends that the Council proceed with the preparation of a Planning Proposal.

Environment and Planning Recommendation

- 1 That Council prepare a Planning Proposal to amend the Gosford Local Environmental Plan 2014 (GLEP 2014), or draft Central Coast Council Local Environmental Plan (if in effect), by rezoning proposed lot 2 under the consolidation and re-subdivision of Lot 122 DP 1218619 and Lot 4 DP 660988 (DA 58001/2020 of 21/7/20) from B2 Local Centre to R1 General Residential.*
- 2 That Council forward the Planning Proposal to the Minister requesting a Gateway Determination.*

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- 3 *That Council request delegation for Council to finalise and make the draft Local Environmental Plan.*
- 4 *That if required Council authorise the Chief Executive Officer (or delegate) to enter into a Planning Agreement (PA), and to negotiate and execute all documentation in relation to the finalisation of the PA.*
- 5 *That if required Council prepare and exhibit an amendment to the relevant Section 7.11 Development Contributions Plan and Development Control Plan to support the development of the land subject to this planning proposal.*
- 6 *That Council undertake public authority and community consultation in accordance with the Gateway Determination requirements, including the concurrent exhibition of any draft Voluntary Planning Agreement, draft Development Control Plan amendment and / or draft Section 7.11 Development Contributions Plan amendment (if required).*

Report

The request to rezone the subject land from B2 Local Centre to R1 General Residential is considered to have strategic merit, as it enables infill housing within an urban area supported by existing public and service infrastructure. It is recommended that a Planning Proposal be prepared and forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.

Consultation

Government agency and public consultation requirements will be detailed in the Gateway Determination and conducted accordingly.

Financial Considerations

At its meeting held 19 October 2020, Council resolved the following:

- 1108/20 That any motions put before Council for the remainder of this term of Council that have financial implications require the Chief Executive Officer to provide a report on how those additional costs will be met.*

The following statement is provided in response to this resolution of Council.

Adoption of the staff recommendation has no budget implications for Council. The direct cost to Council is the preparation of the planning proposal which will be charged as per Council's fees and charges on a cost recovery basis.

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Link to Community Strategic Plan

Theme 4: Responsible

Goal I: Balanced and sustainable development

R-I1: Preserve local character and protect our heritage and rural areas including concentration of development along transport corridors and around town centres and east of the M1.

Goal I: Balanced and sustainable development

R-I2: Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.

Goal I: Balanced and sustainable development

R-I3: Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management.

Goal I: Balanced and sustainable development

R-I4: Provide a range of housing options to meet the diverse and changing needs of the community and there is adequate affordable housing.

Central Coast Interim Local Strategic Planning Statement

The Central Coast Interim Local Strategic Planning Statement (LSPS) came into effect on 21 August 2020, after adoption by Council on 29 June 2020.

The Interim Local Strategic Planning Statement is a framework for a growing Central Coast Region. It sets a clear vision for the future and a proactive framework for delivering a growing and sustainable Region with a strong network of centres and thriving and connected communities. The Interim Local Strategic Planning Statement (LSPS) is our guide to how the Central Coast will respond to future population growth challenges in a manner that benefits our existing residents.

Various strategies and planning priorities outlined in the LSPS are applicable to this Planning Proposal. The proposal is generally consistent with these priorities.

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Risk Management

There have been no risks identified at this stage to the natural and built environment associated with the proposed amendment to GLEP 2013 (or the CCLEP), about seeking a Gateway Determination.

Options

1 Support the Recommendation. **This is the Recommended Option.**

The proposal has strategic merit.

2 Refuse to support the Request for a Planning Proposal (Not Recommended)

Conclusion

The request to rezone proposed lot 2 from B2 local Centre to R1 General Residential is considered to have strategic merit. It is recommended that a Planning Proposal be prepared and forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.

Attachments

1	Planning Assessment Report	Provided Under Separate Cover	D14479223
2	Strategic Assessment	Provided Under Separate Cover	D14479245
3	Local Planning Panel Record of Advice - Agenda Item 4.4 - 8 April 2021	Provided Under Separate Cover	D14584547