



Planning Proposal Assessment

Proposal Summary

Applicant	ADW Johnson
Owner	Ulawatu Properties P/L, Malachite P/L & JR Stevens Nominees P/L
Application Number	RZ/108/2020
Description of Land subject of planning proposal	<i>Legal and Property Description:</i> Proposed Lot 2 within development consent 58001/2020 approved on 21.07.2020 for amalgamation and re-subdivision of Lot 122 DP 1218619 and Lot 4 DP 660988
Site Area	11,710 m ²
Existing Use	Vacant land and primarily cleared of vegetation

Proposed Amendments –Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan			
Provisions	Existing Provision	Proposed Amendment	Outcome (Supported/Not Supported)
Zoning	B2 Local Centre	R1 General Residential	Supported
Minimum Lot Size	none	550 m ²	Supported

Proposal Report

Executive Summary

This Planning Proposal seeks to rezone 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. The rezoning will enable residential development.

The Site

The site is located within the Lisarow local centre which fronts the Pacific Highway at Lisarow, located approximately 7 kilometres north of the Gosford City Centre. The site is accessed from Newling Street within the existing residential area. The site is located within about 800 metres of Lisarow railway station.

The land subject to the rezoning request (see Figure 1) comprises the whole of 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) and has a total area of 11,710 m².



Figure 1: The Subject Site Aerial – Planning Proposal Area bounded in Red

The land is vacant, primarily clear of vegetation and slopes downhill to the north away from Newling Street. The land is elevated above the adjacent B2 zoned land and a larger concrete retaining wall is erected upon the common boundary.

Surrounding land uses include:

- Land to the north and west is zoned B2 Local Centre and developed with Coles and Woolworths supermarkets, plus a variety of shops and businesses, together with associated car parking and accessways
- Land across Parsons Road and adjacent land along the northern side of Newling Street is developed with medium density housing
- Land adjacent to the east is zoned R2 Low Density Residential and Lisarow High School is erected upon it, and
- Land to the south is zoned R2 and developed with low density residential housing, with Narara Primary School located about 400 metres west fronting Newling Street

The land is currently zoned B2 Local Centre (see Figure 2) under the Gosford Local Environmental Plan 2014 (GLEP 2014), with no minimum area for subdivision. The draft Central Coast Local Environmental Plan (dCCLEP) proposes to retain the current B2 zoning of the land.



Figure 2: Site Aerial showing Existing Zones

The Proposal

The proposal is to rezone the site from B2 Local Centre to R1 General Residential to enable residential development.



The R1 General Residential zoning permits low and medium density housing. The rezoning could yield approximately 17 standard residential lots or a yield of approximately 30 dwellings resulting from a medium density housing form.

Any future subdivision will be required to be assessed against relevant requirements within the Development Control Plan (DCP) applicable at that time. Further, any dwellings proposed for the subject land may be required to be sited in a manner or include specific building materials or window treatments that mitigates against any potential noise/light intrusion associated with the adjoining commercial development.

Assessment

The request to prepare a Planning Proposal is supported. This planning report details preliminary investigations covering the area regarding matters such as Aboriginal heritage, archaeology, planning, ecological, economics, bushfire, traffic and water cycle management.

The planning proposal has been assessed against the Central Coast Regional Plan (CCRP) 2036 and relevant state policies and Ministerial directions, and the Central Coast Council Interim Local Strategic Planning Statement (ILSPS).

The proposal is generally considered to be consistent, and where inconsistent, it is minor and justifiable.

The proposal has strategic merit on the basis that it will address the following Directions of the CCRP 2036:

- Manage natural hazards and climate change - Future development of the site will be required to include relevant measures to ensure the security of land improvements, such as Asset Protection Zones (Direction 14);
- Create a well-planned, compact settlement pattern (Direction 15);
- Align land use and infrastructure planning (Direction 17);
- Accelerate housing supply and improve housing choice (Directions 19 & 20); and
- Provide housing choice to meet community needs (Direction 21).

Economic Impact Assessment

The proposal will see the rezoning of 11,710 m² from the B2 Local Centre zoning. The impact of the removal of this land area has been assessed by economic consultants Location IQ.

The assessment identifies the following broad statements:

- There is about 64,327 m² of B2 zoned land around the Pacific Highway at Lisarow.
- The area of the land proposed to be rezoned from B2 to R1 General Residential zone represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.
- There is limited demand for additional retail floor space both now and in the future within the centre.



- The residentially zoned lands in the vicinity are serviced by the Lisarow Centre, are almost fully developed. Given the range, types and amount of developed business and commercial floor area in the Lisarow Centre and based on the minimal potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.
- Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these chains.
- The location of the subject site to the rear of the Lisarow Plaza and Woolworths development fronting a residential street, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail. The lack of main road exposure also limits the potential for a range of retail uses.
- Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the subject site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.
- The nature of the subject site (e.g. slope) is restrictive to large footprint development types.
- The loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.

The economic impact assessment has been reviewed and the conclusion is supported.

Residential Development Potential

Rezoning of the land would enable infill housing within a developed urban area where all required services are available; including a large neighbourhood centre, high school, primary school, main road and railway station, and infrastructure such as; water, sewer, telecommunications, electricity, etc.

Future development of the site will generate the need for payment of contributions in accordance with Council's Regional Section 7.12 Development Contributions Plan.

Site Specific Constraints

There are some steeper slopes (over 12%) in small areas adjacent to the western boundary, which will be addressed in more detailed design analysis at Development Application (DA) stage.

About half of the site is identified as buffer area to bushfire prone vegetation, with the rest not identified as Bushfire Prone Land (BFPL) (see Figure 3 below).

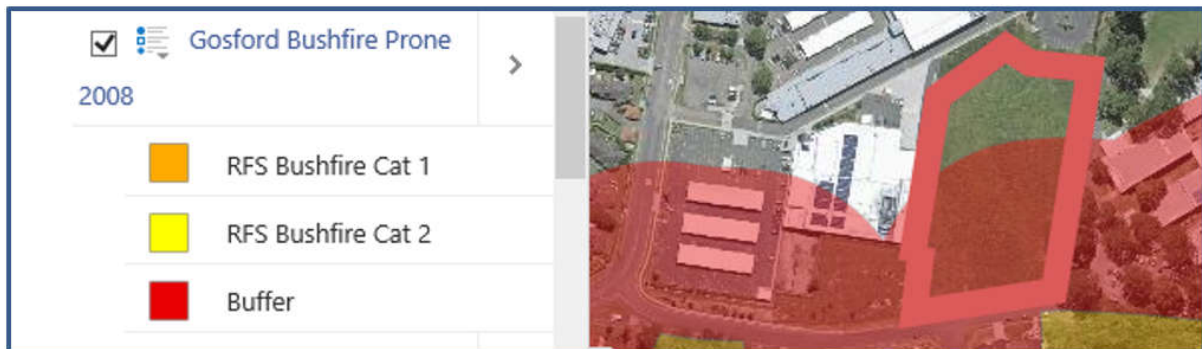


Figure 3: Gosford Bushfire Prone Lands Map

The applicant's search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared or recorded on or near the subject land.

The site is generally clear of vegetation from previous disturbance of the area. It is considered that there are no ecological constraints that need to be addressed at the rezoning stage.

A Stage 2 Detailed Site Contamination Assessment has been prepared and considered. The assessment indicates that the site is suitable for the proposed residential land use.



Further Studies Likely to be Required by Gateway:

Due to the nature of the land (vacant and primarily clear of vegetation) and the investigations carried out to date, no further ecological studies are envisaged post Gateway Determination. However, there may be some need for acoustic investigations to be undertaken to inform future residential development requirements (associated with noise from commercial operations).

The planning proposal has been informed by a series of preliminary specialist investigations and this information is considered to be sufficient for Council to endorse referral to the Gateway for a Determination.

Current Status

The planning proposal is supported as submitted.

Internal Consultation

The rezoning request and supporting reports have been reviewed by staff and responses are summarised below.

Urban Planning and Development

Following review by staff of the information provided by ADW Johnson and the B2 Local Centre Zoned Land Assessment by Location IQ, the area is well serviced by retail development. The rezoning of part of Nos. 121 and 129 Newling Street from B2 to R1 is unlikely to adversely impact the surrounding area in relation to retail services. The assessment undertaken by Location IQ has adequately reviewed supply and demand for the future in Niagara Park / Lisarow area, as well as noting the difficulties in securing a retail tenant for the site, given it does not have main road exposure. No objections are raised to the proposal.

Floodplain Management

Following a review by staff of the information provided by ADW Johnson in the report entitled "Discussion Paper Informing the Preparation of a Planning Proposal for Rezoning" June 2020 (Ver B), and specifically pages 10-11, 2.3.2 - Flooding and Drainage, the application appears to provide evidence that the site is not impacted by flooding and therefore can be supported in its current form. The applicant should at the development application stage identify local flow paths to determine if any locally derived flows may impact the site that will need to be accounted for in any subsequent design for the site. This will be addressed in detail at the development application stage.

Environmental Strategies



Following review by staff of the information provided by ADW Johnson and information within Council's mapping, there are no ecological constraints that need to be addressed by at the rezoning stage.

Engineering Assessment

The information provided by ADW Johnson has been reviewed by staff. It is noted that Busways operates within the area and provides a regular service to Gosford from a bus stop located along Parsons Road, at Lisarow Plaza. Lisarow Train Station is also located just 800 metres north-east of the subject lands. The proposal would reduce traffic impacts, as the RMS Guide to Traffic Generating Developments Guidelines indicates residential property has relatively lower traffic generation rates for both the AM and PM peaks and all-day trip generation rates, when compared to the rates for shops.

There are no transport concerns with the proposed rezoning as the transport network has the capacity to cater for the proposed rezoning.

Water Services and Design

The information provided by ADW Johnson has been reviewed by staff. There are no significant constraints with respect to water and sewerage. The following items will be assessed as part of any subsequent Water Management Act Section 305 Applications;

- Developer charges will apply in accordance with the 2019 Southern Region Water Supply and Sewerage Development Servicing Plan
- New W&S mains would be required to service any new properties. The subsequent developer would undertake the design and construction of those assets in accordance with the prevailing water and sewer design codes of practice.

Environmental and Public Health

The information provided by ADW Johnson was reviewed by staff and a Stage 2 Detailed Site Contamination Assessment was requested and subsequently prepared and lodged by the applicant.

The Stage 2 Detailed Site Contamination Assessment has been prepared generally in accordance with the NSW EPAs Contaminated Site Guidelines. Samples were analysed for all potential contaminants of concern, and appropriate *National Environment Protection (Assessment of Site Contamination) Measure* (NEPM) health and ecological investigation levels in soils were selected (Residential A). All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use. Further detailed analysis will occur at the development application stage.

External Consultation



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

It is anticipated that due to the existing development surrounding, and the site and location, that only a limited number of government agencies may be required to be consulted, such as the following:

- Department of Family and Community and Justice (former NSW Rural Fire Service), regarding bushfire matters;
- Department of Planning, Industry and Environment on regional planning matters;

Statutory compliance and strategic justification

The planning proposal has been assessed having regard for relevant State Environmental Planning Policies (SEPPs), Ministerial Section 9.1 Directions and relevant guidelines set out within the regional and local plans, including the CCRP 2036 (see Attachment 2 – Strategic Assessment to the Council planning report) and Council's Interim Local Strategic Planning Statement. The proposal is generally consistent with the applicable Ministerial Directions and SEPPs, and the few inconsistencies are both minor and justifiable.

Social Impacts

The proposal will expand the available housing choice in Lisarow by providing the opportunity for either low or medium density housing (or a combination thereof), in an area with all necessary infrastructure and services available; i.e. being located adjacent to a local centre and high school and within walking distance of the main road, railway station, primary school and sporting fields.

Environmental Considerations

The site is vacant and primarily clear of vegetation and no environmental issues are envisaged.