

<b>20DP025</b>	Planning Proposal - 87 Oakdale Road Gateshead Rezoning - RZ/4/2020
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<b>Key focus area</b>	4. Diverse economy
<b>Objective</b>	4.2 We have an adaptable and diverse economy
<b>File</b>	RZ/4/2020 - D09839192
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### **Executive Summary**

The owner of 87 Oakdale Road, Gateshead, is seeking to rezone the site from E3 Environmental Management to IN2 Light Industrial. The site is located next to an existing industrial area and is largely cleared. There is demand for light industrial land in Lake Macquarie and the site is located close to transport links and other employment supporting land uses.

The purpose of this report is to seek a resolution of Council to support the Planning Proposal in Attachment 1 and forward it to the Department of Planning, Industry and Environment for a Gateway Determination. It is recommended future investigations occur following the Gateway Determination, including a bushfire assessment, contamination investigation and an Aboriginal heritage study.

### **Recommendation**

Council:

- A. requests a Gateway Determination from the Department of Planning, Industry and Environment, pursuant to *Environmental Planning and Assessment Act 1979*, in relation to the Planning Proposal in Attachment 1,
- B. requests the use of delegations in respect of the Minister for Planning, Industry and Environment's plan making function under the *Environmental Planning and Assessment Act 1979* for the Planning Proposal, and
- C. places the Planning Proposal on exhibition, subject to the outcome of the Gateway Determination.

### **Discussion**

The subject land is located at the south-east corner of Gateshead light industrial precinct (see Figure 1). The site is vacant, largely cleared, and approximately 1.34ha in area with a 173m frontage to Oakdale Road.

To the north of the site is an extensive area of vegetated land, while land to the south of the site is zoned RU6 Transition and contains a disused quarry and dwelling associated with a building and landscape supply business.

The landowner is seeking to rezone the subject site from E3 Environmental Management to IN2 Light Industrial in line with the disturbed condition of the site and adjacent industrial zoning. The site is well located in terms of access to complementary land uses and transport networks.

Analysis of existing undeveloped employment zoned land in the City, current demand for light industrial zoned land, and forecast jobs needed in the City, demonstrate that additional employment zoned land is needed. This proposal will contribute to the supply of light industrial land, jobs and economic growth in the City.



Figure 1: Local context map of subject site

### Assessment of options

Rezoning the site will facilitate additional employment generating uses on the site and contribute to the needed supply of light industrial lands. If the planning proposal does not proceed, the opportunity for additional employment generating land in a well-located area would not be realised.

### Community engagement and internal consultation

Internal consultation has occurred with Council's Rezoning Advisory Panel, which includes Council staff from Integrated Planning, Asset Management, Environmental Systems, Development Assessment and Certification (DAC) and Property and Business Development.

Potential visual impact of an industrial development on surrounding land was discussed at the internal Rezoning Advisory Panel meeting. An initial assessment against Council's Scenic Management Guidelines 2013 indicates the potential visual impact of the proposal would be minor.

As the site is mapped as a Sensitive Aboriginal Landscape, the Development Assessment and Certification department have requested an Aboriginal Heritage Study be undertaken as part of the rezoning.

Community consultation would occur following the Gateway Determination.

### Key considerations

<b>Economic impacts</b>	<p>The proposal will facilitate additional employment generating uses on the site.</p> <p>There is significant demand for light industrial land in Lake Macquarie. The proposal would contribute to the supply of light industrial land close to existing supply chains and supporting land uses.</p>
<b>Environment</b>	<p>Bushfire prone land – a bushfire assessment will be required, including consultation with the RFS.</p> <p>Vegetation – a future development application may result in the removal of a few native trees. The impact is expected to be minimal as the site is predominantly cleared.</p> <p>Contamination – the site has previously been used informally to store construction materials. A Phase 1 contamination assessment will be required.</p>
<b>Community</b>	<p>The proposal will facilitate additional local jobs.</p> <p>There is an existing dwelling opposite the site. It is expected the development footprint would enable a sufficient buffer between light industrial development on the subject site and the dwelling opposite.</p>
<b>Civic leadership</b>	None.
<b>Financial</b>	The costs associated with this rezoning, including staff time and exhibition costs, are being covered by the applicant as per Council’s usual rezoning fees.
<b>Infrastructure</b>	The applicant has consulted with utility providers to determine the location of gas, communications, sewer and water, and electricity infrastructure relative to the site. All services are available to the site, and the location of assets does not curtail or preclude the use of the land. It is considered there are no impacts on any Council infrastructure assets.
<b>Risk and insurance</b>	The risks associated with preparing a planning proposal are being minimised by following the process outlined in the <i>Environmental Planning and Assessment Act 1979</i> , the <i>Environmental Planning and Assessment Regulation 2000</i> , and Council’s Local Environmental Plan Amendment Procedure.

### **Legislative and policy considerations**

The recommendations in this report are consistent with:

*Environmental Planning and Assessment Act 1979*

*Lake Macquarie Local Environmental Plan 2014*

Lake Macquarie Local Strategic Planning Statement

### **Attachments**

1. Planning Proposal - Pre-Gateway version - 87 Oakdale Road Gateshead - RZ/4/2020 D09805978

