



New South Wales

Gosford Local Environmental Plan No 464

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (CC0000049/PC-1)

FRANK SARTOR, M.P.,
Minister for Planning

2008 No 23

Clause 1 Gosford Local Environmental Plan No 464

Gosford Local Environmental Plan No 464

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Gosford Local Environmental Plan No 464*.

2 Aims of plan

This plan aims to facilitate the disposal of surplus government land, being Gosford Horticultural Institute.

3 Land to which plan applies

This plan applies to Lot 1, DP 1087535, Research Road, Narara, as shown on the map marked "Gosford Local Environmental Plan No 464" deposited in the office of the Gosford City Council.

4 Amendment of Gosford Planning Scheme Ordinance

Gosford Planning Scheme Ordinance is amended as set out in Schedule 1.

5 Amendment of Interim Development Order No 122—Gosford

Interim Development Order No 122—Gosford is amended as set out in Schedule 2.

Schedule 1 Amendment of Gosford Planning Scheme Ordinance

(Clause 4)

[1] Clause 3 Interpretation

Insert in appropriate order in the definition of *Scheme map* in clause 3 (1):
Gosford Local Environmental Plan No 464—Sheet 1

[2] Clause 49U

Insert after clause 49T:

49U Subdivision and regional transport infrastructure—Gosford Horticultural Institute

- (1) This clause applies to the land shown coloured light scarlet with heavy black edging and lettered “2 (a)” on Sheet 1 of the map marked “Gosford Local Environmental Plan No 464” deposited in the office of the Council, but does not apply to such land if the whole or any part of it is in a special contributions area (as defined by section 93C of the Act).
- (2) The object of this clause is to require assistance towards the provision of regional transport infrastructure and services to satisfy needs that arise from development on land to which this clause applies, but only if the land is developed intensively for urban purposes.
- (3) Despite any other provision of this Ordinance, the Council must not grant consent to the subdivision of the land to which this clause applies if the subdivision of land would create additional lots on land that, immediately before the commencement of *Gosford Local Environmental Plan No 464*, was within Zone No 5 (a) (Special Uses), unless the Director-General has certified in writing to the Council that satisfactory arrangements have been made to contribute to the provision of regional transport infrastructure and services in relation to those lots.
- (4) Subclause (3) does not apply to any lot:
 - (a) identified in the certificate as a residue lot, or
 - (b) that is proposed in the development application to be reserved for public open space, public roads, public utilities, educational facilities or any other public purpose.
- (5) Subclause (3) does not apply to a subdivision for the purposes only of rectifying an encroachment on any existing allotment.

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Schedule 1 Amendment of Gosford Planning Scheme Ordinance

- (6) *State Environmental Planning Policy No 1—Development Standards* does not apply to development for the purposes of subdivision in respect of land to which this clause applies.

[3] Schedule 8 Environmental Heritage

Insert after the matter relating to No 39 Pearsons Street, Narara, under the heading **heritage items**:

Former Grafting Shed/Administration Block and curtilage, Gosford Horticultural Institute, Research Road, Narara.

Group of *Araucaria cunninghamii* (Hoop Pines) near farm complex, Gosford Horticultural Institute, Research Road, Narara.

Group of *Taxodium distichum* (Bald Cypress) inside front gate, Gosford Horticultural Institute, Research Road, Narara.

Manager's Cottage, Hen House (former Shower Block) and curtilage, Gosford Horticultural Institute, Research Road, Narara.

Main Entrance Gate Posts, Gosford Horticultural Institute, Research Road, Narara.

Plantation of *Carya illinoensis* (Pecan), Gosford Horticultural Institute, Research Road, Narara.

Row of *Pyrus calleryana* (Callery Pear), Gosford Horticultural Institute, Research Road, Narara.

Specimen of *Syncarpia glomulifera* (Turpentine) on eastern boundary, Gosford Horticultural Institute, Research Road, Narara.

Type specimen of *Pyrus calleryana* (Callery Pear) strain D6, Gosford Horticultural Institute, Research Road, Narara.

**Schedule 2 Amendment of Interim Development
Order 122—Gosford**

(Clause 5)

[1] Clause 2

Insert at the end of clause 2 (2A):

Land at Narara, being part of Lot 1, DP 1087535, as shown distinctively coloured and lettered, on the map marked “Gosford Local Environmental Plan No 464—Sheet 1” deposited in the office of the Council.

[2] Clause 3

Insert in appropriate order in the definition of *I.D.C. Map* in clause 3 (1):

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