



Central Coast Council

Planning Proposal

Lots 1-3 DP 1156997

380 Motorway Link Rd

Wallarah

File No: RZ/14/2014; PP_2016_CCOAS_005_01

January 20



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Date: January 20

Consultation

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Lots 1-3 DP 1156997
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Background & Locality Context	1
Part 1 Objectives or Intended Outcomes	2
Part 2 Explanation of Provisions	3
Part 3 Justification	4
<i>Section A – Need for the Planning Proposal</i>	4
<i>Section B – Relationship to strategic planning framework</i>	5
<i>Section C – Environmental, Social and Economic Impact</i>	11
<i>Section D – State and Commonwealth Interests</i>	18
Part 4 Mapping	22
Part 5 Community Consultation	23
Part 6 Project Timeline	24
Supporting Documentation	25

Background & Locality Context

The subject site incorporates Lots 1,2 and 3 DP 1156997, 380 Motorway Link Rd Wallarah and comprises an area of approximately 87 hectares.

The site is located to the south-west of the Doyalson Link Road, north-west of the Sydney -Newcastle Railway, and approximately three kilometres west of Blue Haven.

The site mostly slopes to the south and has gentle undulating topography and drains into Wallarah Creek.

The site is accessed from the Link Road motorway. The site adjoins crown land and other land owned or claimed by the Darkinjung Local Aboriginal Land Council. Activities on land on the opposite side of the Link Road to the north are operated to manufacture bricks and tiles by Boral Montoro and the Charmhaven Sewerage Treatment Plant is located to the south east.

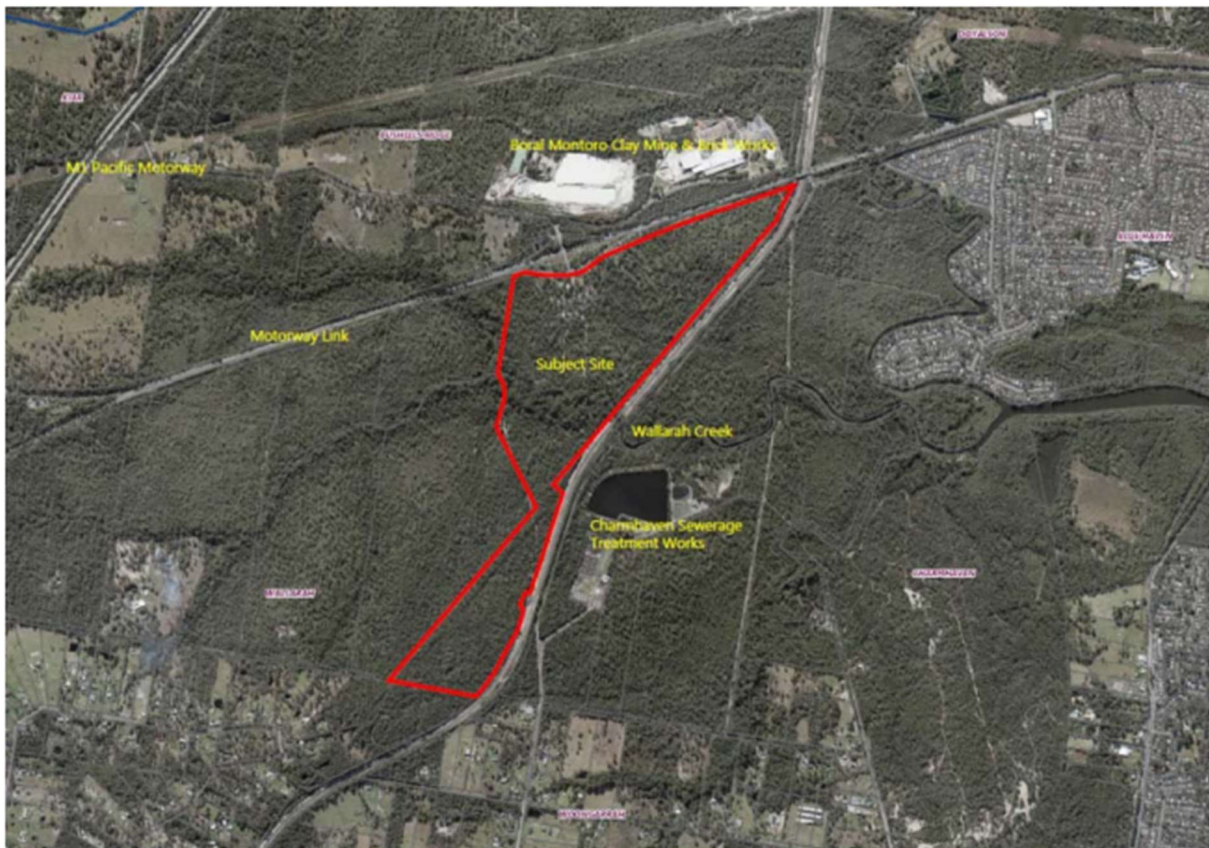


Figure 1 Contextual Locality Plan- Subject site outlined in red (Source: Central Coast Council)

Please note some materials presented within this planning proposal are based upon the original concept for the proposal which included a subdivision layout. This subdivision layout is no longer part of the proposal but is represented in some of the technical reports.

Part 1 Objectives or Intended Outcomes

The objective of this proposal is to rezone areas of the subject site (Lots 1,2 and 3 DP 1156997, 380 Motorway Link Rd Wallarah) identified as having capacity for future development potential from RU6 Transition to IN1 General Industrial (approximately 42ha) with the remainder of the site being zoned E2 Environmental Conservation (approximately 45ha).

The intended outcome of the proposal is to enable future industrial development of the subject site and protection of environmentally significant areas.

Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to the Wyong LEP 2013 or Central Coast LEP 2019 which ever instrument is in at effect at the time in which the proposal is gazetted. The amendment involves the following:

- Amending the Land Zoning Map to apply an E2 Environmental Conservation and IN1 General Industrial zoning to the subject land;
- Amending the Lot Size Map to remove minimum lot size requirements for those areas zoned IN1 Industrial and apply a minimum lot size of 40 hectares to the subject land where the E2 Environmental Conservation zone applies; and
- Identifying the entire site as an Urban Release Area (URA) subject to the requirements of Part 6 of Wyong LEP 2013.

The following table identifies the proposed amendments:

Existing Provision	Proposed Amendment
Land Zoning Map LZN_012 LZN_013	- Rezone parts of Lot 1-3 from RU6 Transition to E2 Environmental Conservation and IN1 General Industrial
Lot Size Map LSZ_012 LSZ_013	- Remove minimum lot size requirements from those areas of the site zoned IN1 General Industrial - Retain a minimum lot size of 40ha for those areas of the site which are zoned E2 Environmental Conservation
Urban Release Area Map New Map URA_012	- Identify the entire site as an Urban Release Area subject to the provision of Part 6 of Wyong LEP 2013.

Table 1- Explanation of Map and Instrument Amendments

The northern most portion of the site is proposed for industrial land uses (approximately 42ha) whilst the remainder of the site will be retained for environmental conservation purposes. Minimum Lot size requirements are being addressed via controls within the development control plan chapter relevant to the subject site.

Part 3 Justification

Section A – Need for the Planning Proposal

1. *Is the Planning Proposal a result of any Strategic Study or report?*

Direction 6 of the Central Coast Regional Plan 2036 talks directly to strengthening the economic self determination of Aboriginal communities. To better achieve Direction 6 of the CCRP 2036, the Department of Planning, Environment and Industry have subsequently released a Darkinjung Delivery Framework to guide future development of Aboriginal Land Council landholdings.

The Interim Darkinjung Development Delivery Plan released February 2019, see Figure 2 site identified as site 2 on Map 1, identified the site (380 Motorway Link Rd Wallarah) as a future employment and conservation land proposal.



Map 1. Lake Munmorah (1) and Wallarah (2) sites



Map 2. Somersby (3) and Kariiong (4) sites

Figure 2- Department of Planning, Industry and Environment sites included in Interim Development Delivery Plan

It is considered that the subject proposal is consistent with the Interim Delivery Plan in that it is seeking to rezone the site IN1 General Industrial and E2 Environmental Conservation.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Rezoning via the mechanism of a planning proposal is the only mechanism by which the intended development can be achieved. The proposed industrial development can not be achieved with the current zoning. The high environmental conservation values of the site need to be recognised and conserved via a conservation zone on the southern portion of the site.

Section B – Relationship to strategic planning framework

3. *Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

Central Coast Regional Plan (2036)

The Central Coast Regional Plan (CCRP) 2036 provides for the overarching framework for providing for and managing the predicted growth of the Central Coast over the next twenty (20) years.

A full assessment of the proposal against the actions of the CCRP is contained within the documentation supporting this proposal. In summary, two goals and their supporting directions and actions are particularly relevant to this proposal:

1. A prosperous Central Coast with more jobs close to home; and
2. Protect the natural environment and manage the use of agricultural and resource lands.

The rezoning of the subject site is considered consistent with these goals on the basis of the following:

- The rezoning will facilitate the provision of local employment opportunities and promote self-containment on the Central Coast. Further, the direct access capability of the site to the major transportation routes of the M1 Pacific Motorway, Pacific Highway and Northern Rail Corridor, has potential to provide for improved inter and intra-regional connections for the movement of goods and services;
- The proposal will assist in strengthening the economic self-determination of Aboriginal communities; and
- The rezoning provides for the protection of areas of environmentally significant vegetation.

North Wyong Shire Structure Plan

The North Wyong Shire Structure Plan (NWSSP) categorises the land as “strategically located and constrained land located in relation to existing and proposed infrastructure (e.g. major roads, water and sewer) and identifies areas which contribute to the formation of the green corridor.

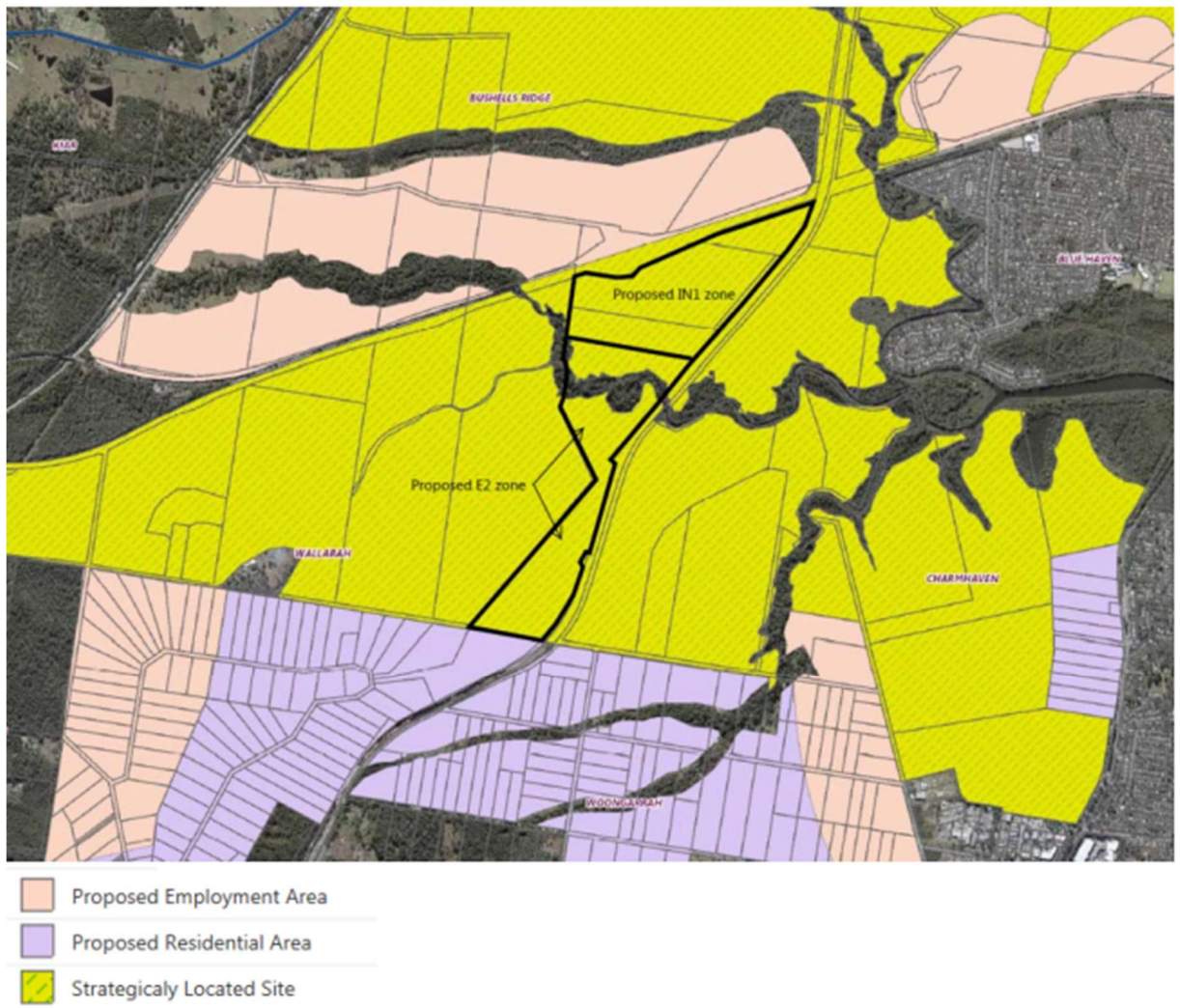


Figure 3-North Wyong Shire Structure Plan Context (Source: NWSSP, 2012)

The NWSSP states that the staging of development of any future urban land within the ‘strategically located’ sites layer is expected to be generally consistent with the staging identified for the adjoining land. The site adjoins land to the north identified as short-term employment land in the NWSSP.

The NWSSP acknowledges that accelerated land releases can occur “if satisfactory arrangements are in place to forward fund the appropriate infrastructure and other factors, such as the supply or demand for additional land, support an earlier release”. The early release of the subject land can be supported by the demand for employment and industrial land, as well as being able to be satisfactorily serviced. The NWSSP provides a framework and context for identifying and assessing future development opportunities in these areas, and for planning proposals to be prepared and progressed. The NWSSP identifies the following issues to be addressed:

- More detailed understanding of the environmental features of the land and opportunities to contribute to the proposed corridor and habitat networks;
- Resource extraction potential related to proposed coal mining and clay extraction (where these localised impacts occur);
- Determination of offsets for vegetation losses within future development areas;

- How the proposed development will relate to the green corridor; and
- The need for additional residential or employment uses to meet future community demand.

The planning proposal will create an industrial precinct which utilises the existing Tooheys Road interchange taking advantage of existing infrastructure. The site will be included on the Urban Release Area map and therefore must satisfy any infrastructure requirements locally and of the State Government prior to consent being granted for any future development.

Preliminary studies undertaken for the Central Coast regarding the future supply of employment lands indicate that there is a need for the short term delivery of suitably zoned, serviced and unconstrained employment lands. It is considered that the subject proposal would aid in the delivery of increased employment land supplies and is situated in proximity to state significant road networks and has the ability to deliver larger lot sizes which are undersupplied.

4. Is the planning proposal consistent a local Council's local strategy or other local strategic plan?

Wyong Settlement Strategy

The proposal is generally consistent with the considerations of the Settlement Strategy.

Community Strategic Plan: One-Central Coast

The proposal is consistent with the five themes of the Community Strategic Plan. An assessment of the proposal against the Community Strategic Plan is located under Section 01 Assessment and Endorsement attached to this proposal.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) (see 01 Assessment and Endorsement).

The proposal is generally consistent with the applicable SEPPs.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The proposal has been considered against the relevant Ministerial Section 9.1 Directions as summarised below. The full assessment of these Directions is contained within the supporting documentation of this proposal.

Table 2: S9.1 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	Y	Y
1.2	Rural Zones	Y	Y

No.	Direction	Applicable	Consistent
1.3	Mining, Petroleum Production and Extractive Industries	Y	N
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	Y	Y
Environment & Heritage			
2.1	Environmental Protection Zones	Y	Y
2.2	Coastal Protection	Y	Y
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	Y	Y
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	N	N/A
3.2	Caravan Parks and Manufactured Home Estates	Y	Y
3.3	Home Occupations	Y	N/A
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Regulated Airports and Defence Airfields	N	N/A
3.6	Shooting Ranges	N	N/A
3.7	Reduction in non – hosted short term rental accommodation	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	N	N/A
4.3	Flood Prone Land	Y	Y
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			

No.	Direction	Applicable	Consistent
5.1	Implementation of Regional Strategies	N	N/A
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	YY
5.11	Development of Aboriginal Land Council Land	Y	Y

Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	Y	Y
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	N	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A

No.	Direction	Applicable	Consistent
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	N	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A

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 is substantially vegetated. The proponent has chosen to undertake a Biocertification Certification Assessment Report (BCAR) for the subject proposal. The submitted BCAR states that the proposal will result in the clearing of 45 Ha of vegetation which contains threatened species and threatened species habitat. Identified threatened species and habitat observed are outlined in Table 3.

Table 3-Threatened species and habitat observations

Threatened species/community	Total
Scribbly Gum-Red Bloodwood (<i>Angorophora inopina</i>) heathy woodland of the Central Coast	43.5 Ha
Smooth Barked Apple-Red Mahogany-swamp mahogany (<i>Melaleuca sieberi</i>) heathy swamp woodlands of coastal lowlands	1.5 Ha
Known habitat for Charmhaven apple (<i>Angophora inopina</i>)	43.5 Ha
Known habitat for Black-eyed Susan (<i>Tetratheca juncea</i>)	0.28 Ha
Known habitat for Bynoe’s Wattle (<i>Acacia bynoeana</i>)	0.58 Ha
Known habitat for Squirrel Glider (<i>Petaurus norfolcensis</i>)	43.5 Ha
Known habitat for Wallum Froglet (<i>Crinia tinnula</i>)	1.5 Ha

As presented in Figure 4, the BCAR has outlined measures to avoid and minimise impacts to the habitat and species proposed to be impacted upon. A number of offset sites have been proposed to support this proposal and as part of a broader package of rezoning proposals to ensure that proposal achieves an overall ‘avoid or minimise’ ecological outcome via the conservation of the southern portion of the site and the offsetting of proposed clearing impacts. Whilst the proposed offsets have not been subject to detailed ecological survey preliminary assessment as addendum to the BCAR have determined the likely suitability of other Darkinjung LALC landholdings for offset purposes.

Offsets proposed are intended to serve as an offset for a number of other sites identified for development within the Darkinjung Interim Development Delivery Plan.

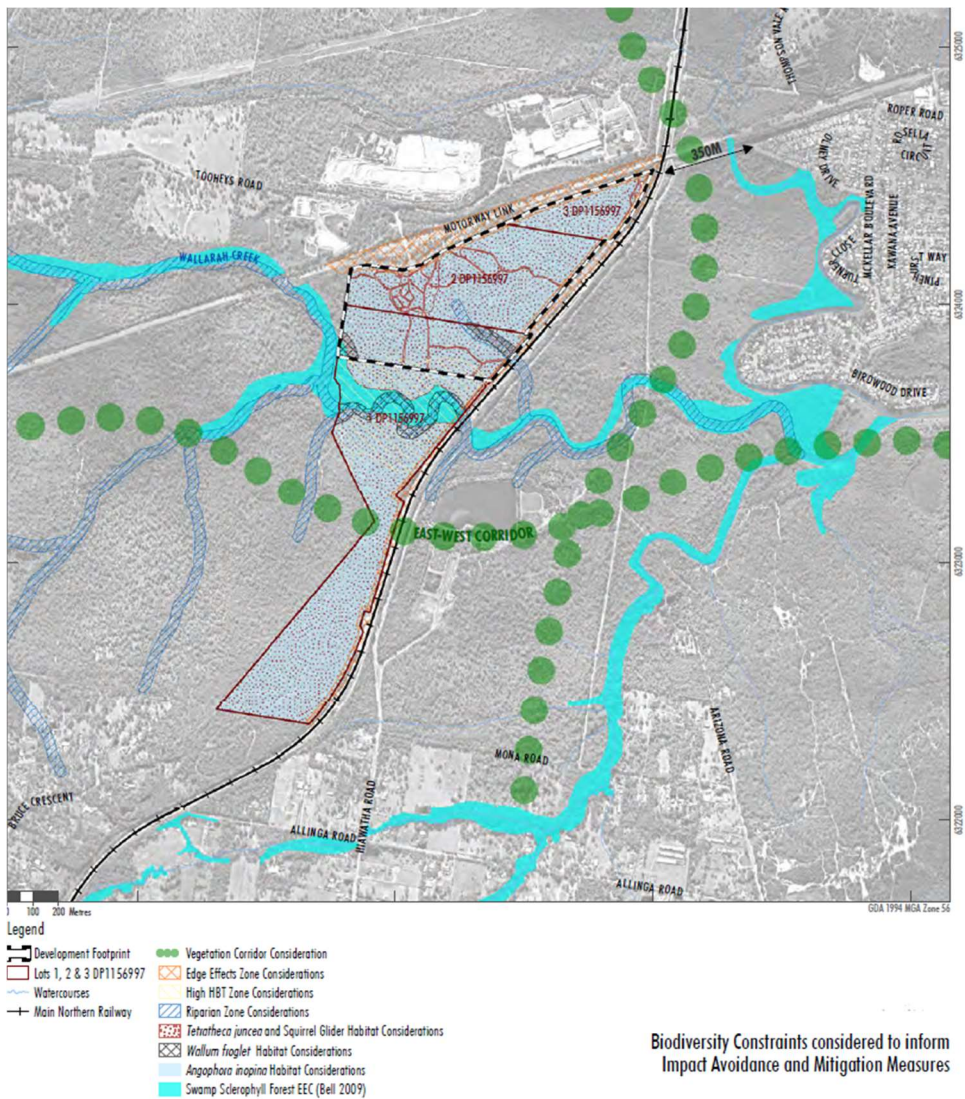


Figure 4-Biodiversity constraints considered to inform impact avoidance and mitigation measures (source-Umwelt BCAR V4)

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Bushfire

The site is classified as Bush Fire prone land.

A Bushfire Protection Assessment was prepared by Eco Logical Australia dated May 2018, the bushfire assessment has adequately demonstrated that the subject site is capable of accommodating future development and associated land use with the appropriate bushfire protection measures and bushfire planning requirements as prescribed by s9.1 Direction 4.4 Planning for Bush Fire Protection and PBP.

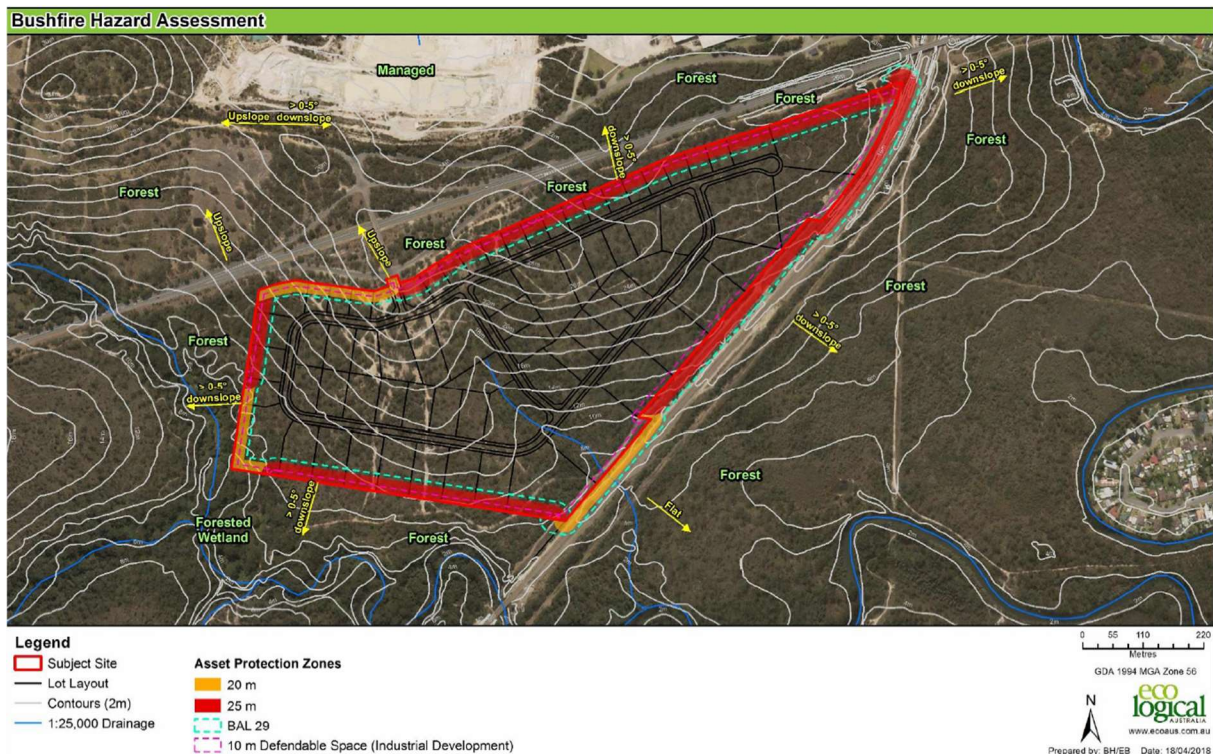


Figure 5-Bushfire Hazard Assessment Ecological 2 May 2018

Natural Resources

Mineral Resources

The proposed future development site occurs on land that has been identified by the NSW Department of Industry-Resources and Energy as containing State Significant clay deposits, see Figure 6, which are essential to the manufacturing of roof tiles.

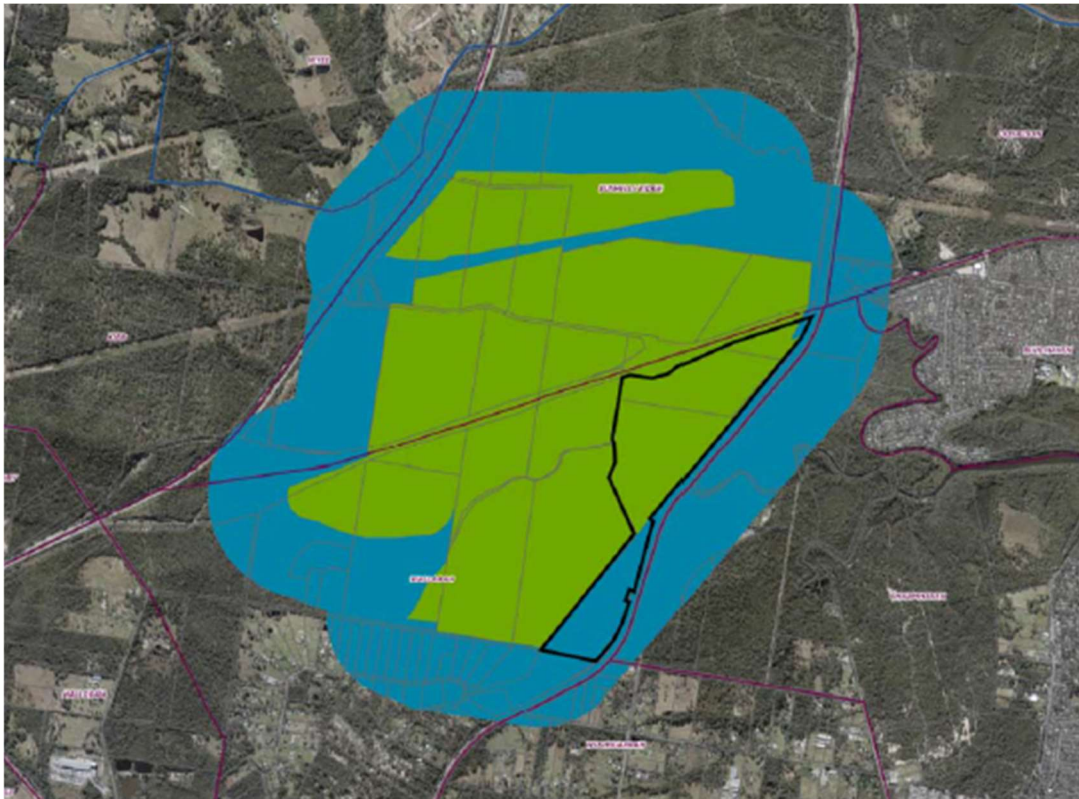


Figure 6 Mineral Resources Deposits- subject site outlined in black, with green being the resource and blue being the recommended buffer area (Source: Central Coast, 2016)

The majority of the Clay resource is mapped as being contained within the proposed IN1 General Industrial zone, with a smaller section contained within the proposed E2 Environmental Conservation zoning. Site constraints within the E2 Environmental Conservation area, riparian corridor, Wallarah Creek, EEC and Aboriginal Cultural Heritage, would constrain the extraction of the resource from this portion of the site.

Consultation has been undertaken with the NSW Department of Industry-Resources and Industry and Boral who maintain the license for the resource north of the subject site. DPI-Resources raise no objection to the proposal.

Agricultural Resources

The majority of the subject site is currently zoned RU6 Transition. The existing permissible land uses within this zone intimate that the subject is intended for rural purposes. However, the objectives of the zoning further clarify that the zoning is an interim holding zone.

The RU6 Transition zone has been applied to land formerly zoned 10(a) Investigation under the Wyong LEP 1991 until such time as planning investigations were to be undertaken to determine the final land use as defined and endorsed by the Wyong Settlement Strategy.

The subject site contains constraints that are an impediment to utilising the area for agricultural production. Further investigative studies have determined that the site would not sustain agricultural activities and would be better suited as industrial and conservation zoned lands.

Aboriginal and Non-Indigenous Cultural Heritage Items

No items of Non-Indigenous heritage significance are known to exist on the site.

An Aboriginal Cultural Heritage Assessment is currently being undertaken with an expected completion date of March 2020. Preliminary findings of surveys conducted for the site have been submitted to support the exhibition of the Planning Proposal, this is to be considered in conjunction with the Due Diligence Assessment prepared by GML Heritage dated September 2017).

Survey of the site has determined that there are sites of significance located within proximity to the riparian areas of Wallarah Creek traversing the site. The areas of significance are outside the area proposed to be zoned IN1 Industrial and are contained within the proposed E2 Environmental Conservation zone.

Recommendations based on survey of the site are outlined below, the planning proposal and development control plan will be updated once the full process for the Aboriginal Cultural Heritage Assessment has been completed.

- Two culturally sensitive sites have been identified within proximity to the project area (southern boundary). Rezoning plans should allow for a hard fence line at the southern boundary to limit access from the industrial estate to the Wallarah Creek banks. If possible, a locked gate should be installed with key access available to members of the Aboriginal community if necessary, for access to the culturally sensitive sites.
- The proposed rezoning area has low archaeological potential and therefore the proposed rezoning is considered unlikely to lead to activities that result in harm to Aboriginal objects. As a result, rezoning of the project area should be able to proceed with no further archaeological investigation warranted.
- The finalised Aboriginal Cultural Heritage Assessment will provide mechanisms for unexpected finds such as unidentified/unexpected Aboriginal objects or previously unidentified culturally modified trees.
- All future organisations working on the site should ensure that its employees and contractors are aware that it is an offence under Section 86 of the NPW Act to harm or desecrate an Aboriginal object unless that harm or desecration is the subject of an Aboriginal Heritage Impact Permit (AHIP).

Contaminated Land and Acid Sulfate Soils

Douglas and Partners undertook a Preliminary Site Investigation dated September 2017, to determine the likelihood of Acid Sulfate Soils and Contaminants occurring on site.

The proposed footprint of the Industrial zoning does not pose a risk in terms of Acid Sulfate Soils as none are identified within the proposed area.

Desktop assessment and site walkover was undertaken to determine whether contaminants would pose a risk. Douglas Partners considered there was a low-medium potential for contamination given the past site activities and the existing site conditions. Some potential contamination sources were identified, including fly-tipped materials and imported filling materials.

The findings are considered adequate for exhibition purposes.

Flooding and Drainage

The subject site is located within the Wallarah Creek catchment. The proposed development footprint is marginally affected by flood inundation waters during the 1% AEP storm event and subsequently the Flood Planning Area along the southern and eastern boundaries. As a result, flood related development controls will apply to all development proposed within these areas. The greatest area of affectation is around the Wallarah Creek riparian area to the south of the proposed industrial zoning, however continually rising land to the north provides access to onsite flood free land.

Mine Subsidence

The subject site is not within a Mine Subsidence District.

Noise and Vibration

The site is located within proximity to a rail corridor. Acoustic Assessment prepared by Spectrum Acoustics has determined that the railway corridor will not negatively impact upon the proposed Industrial zoning. It is considered that there is adequate buffering distance between existing residential development at Blue Haven.

Consultation has been undertaken with Transport for NSW- Sydney Trains who have advised they have no concerns with the subject rezoning, but legislative requirements will apply at the development application stage.

9.Has the planning proposal adequately addressed any social and economic impacts?

Social Issues

The Social Impact Assessment prepared by AIGIS Group dated November 2017 has determined that the proposal is unlikely to result in material social impacts to the immediate community. Any impacts related to the subsequent development of the site would be largely mitigated due to location and topography.

The report has identified the positive socioeconomic benefits that will be experienced by the Darkinjung LALC. The rezoning would initiate a process that may reasonably be anticipated to significantly increase the Darkinjung LALC's capacity to deliver its statutory obligations and provide additional benefit to stakeholders.

Economic Impacts

Barr Property and Planning prepared an Economic Impact Assessment dated 25 September 2019 related to the proposed industrial and conservation rezoning of the subject sites. The report has outlined that the proposed rezoning will result in positive regional impacts, via delivering increased

industrial land supply to the Central Coast. A 2015 estimate for job delivery per hectare of developable employment lands for Wyong local government area was 29 jobs per hectare (DPE. ELDM. 2015). At this rate the proposal could potentially deliver 1247 positions to the local economy.

Consideration of viable alternative developments has demonstrated that the proposal is a feasible and viable development for the subject site and will assist in achieving the economic self determination for the Darkinjung people, and the retention of jobs within the Central Coast. The potential economic impacts of the proposal have been considered and based on the presently available information, it is concluded that the proposal is likely to return a significant net benefit to the Central Coast region.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Traffic

Intersect Traffic have prepared a traffic impact assessment dated April 2018 for the subject proposal based on an assumption of a 72 lot industrial subdivision. The subject proposal as exhibited does not include an indicative subdivision layout. Irrespective of assumptions based on a 72 lot subdivision the assessment is considered adequate for the proposal to be exhibited.

Existing traffic volumes on the state and local road network are within the technical mid-block road capacities determined by Austroads and the NSW Roads and Maritime Services therefore the local road network has capacity to cater for additional traffic potentially generated by the proposed industrial rezoning.

The local road network currently has sufficient spare capacity to cater for the traffic potentially generated by the proposal without adversely impacting on the two-way mid-block traffic volumes on the state and local road network.

Sidra modelling of the proposal access (new public road)/Motorway Link overpass road/Motorway Link southbound ramps intersection and the existing Motorway Link overpass road/Motorway Link northbound ramps/ Tooheys Road intersection shows that as give way controlled intersections they currently operate satisfactorily during both the AM and PM peak periods and would continue to do so post development and with 5, and 15 years' traffic growth to 2031. Average delays, LoS and 95% back of queue lengths all remain at acceptable levels based on the RMS assessment criteria.

There are no road safety issues on the local road network that could not be overcome through normal road upgrading conditions for the proposal and as such road safety is not a constraint to the approval of the planning proposal.

Further assessment will be undertaken at development assessment stage when the subdivision pattern is formalised.

Water

A preliminary water and wastewater study has been conducted to support the rezoning proposal. The site is currently un-serviced by water supply and is not included in water supply strategies for the area. Dependant on timing of development in the adjoining areas supply could be achieved through extension of infrastructure.

Council's Development Servicing Plan would apply noting that trunk water main construction would be eligible to offset water supply contributions payable.

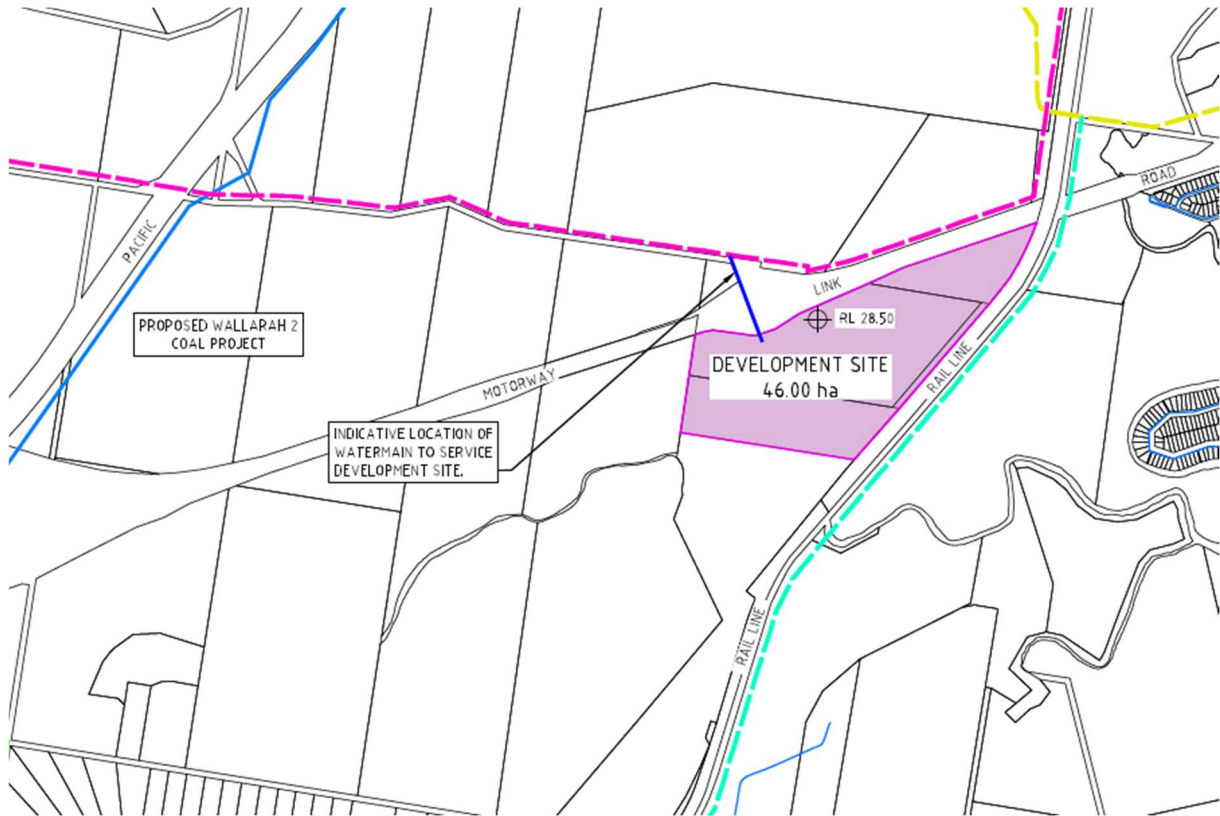


Figure 8- Indicative location of watermain to service development

Sewer

Development of the site for Industrial purposes will require the construction of a new sewerage pumping station and rising main to Charmhaven Sewerage Treatment Plant (including Rail Crossing). The servicing strategy will be required to consider servicing options and compare the Net Present Costs of all options considering both capital and ongoing operations costs. Spare inlets exist at Charmhaven Sewerage Treatment Plant for additional rising main connections (225mm diameter and greater), rising main and sewerage pumping station construction costs may be eligible to offset sewerage contributions payable.

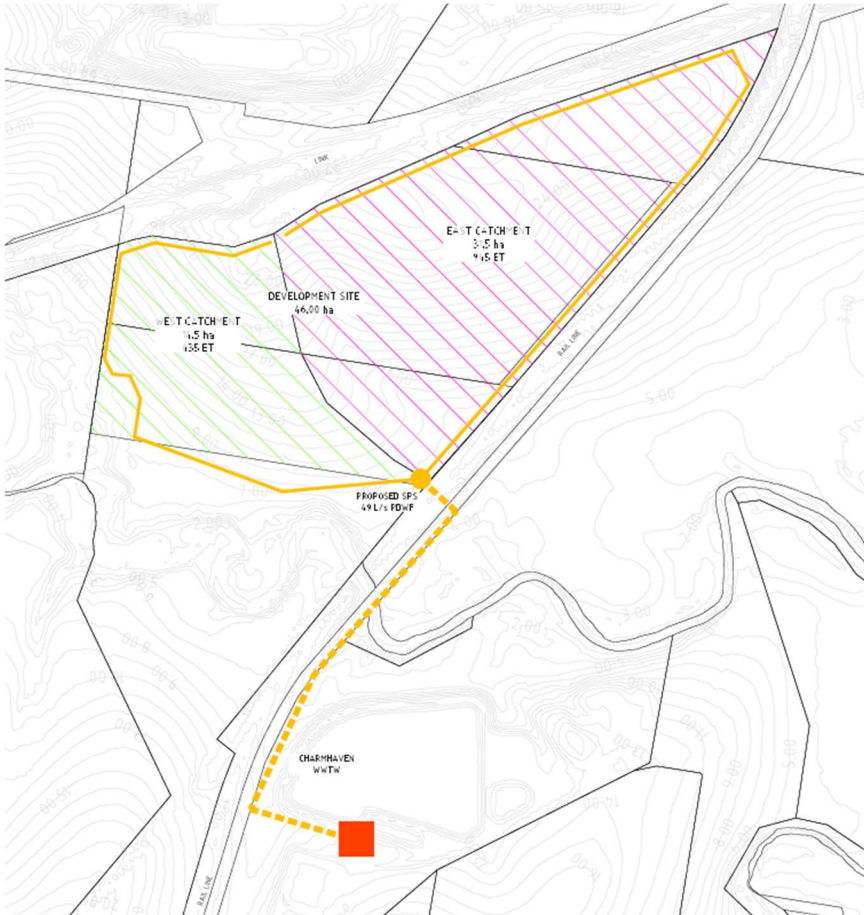


Figure 9- indicative location of sewer infrastructure

Electricity and Gas

High pressure gas mains are located along the Sydney-Newcastle rail corridor which adjoins the subject site. Electricity supply is also located within this easement. Any future development of the site will need to establish suitable buffer distances to the gas pipeline.

Internet/NBN

Internet and NBN is available to the area.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Table 4. indicates Agencies contacted in accordance with the Gateway Determination, Section 3 outlines Agency responses and consideration of these responses. Further consultation will be undertaken during the exhibition timeframe.

Table 4: Agency Consultation

Agency	Trigger/Constraint
Ausgrid	- Electricity Supply
Department Primary Industry-Water	- Wallarah Creek Riparian Corridors

Agency	Trigger/Constraint
Department of Planning, Industry and Environment- Biodiversity and Conservation Division (includes agency formerly known as OEH)	<ul style="list-style-type: none"> - Proposed Biocertification - Section 9.1 Direction 2.1 <i>Environmental Protection Zones</i> - Section 9.1 Direction 2.3 <i>Heritage Conservation</i> - Section 9.1 Direction 4.3 <i>Flood Prone Land</i>
Darkinjung Local Aboriginal Land Council	<ul style="list-style-type: none"> - Aboriginal Cultural Heritage
Wannangini (former Guringai Tribal Link)	<ul style="list-style-type: none"> - Aboriginal Cultural Heritage
Jemena	<ul style="list-style-type: none"> - Gas supply
Department of Planning, Industry and Environment- Crown Lands	<ul style="list-style-type: none"> - Native Title Claims
Department of Planning & Environment - Division of Resources and Energy	<ul style="list-style-type: none"> - State Significant Clay resource - Wallarah 2 Coal proposal (SSD_4974)
Department of Family and Community Services NSW Rural Fire Service	<ul style="list-style-type: none"> - Bushfire - Section 9.1 Direction 4.4 <i>Planning for Bushfire Protection</i>
Transport for NSW-Roads and Maritime Services	<ul style="list-style-type: none"> - Pacific Highway Access/Integration -Section 9.1 Direction 3.4 <i>Integrating Land Use and Transport</i>
Transport for NSW-Sydney Rail	<ul style="list-style-type: none"> - Railway impacts

* NOTE: Section 3.25 of the EP&A Act requires the RPA to consult with Department of Planning, Industry and Environment- Biodiversity and Conservation if, in the opinion of the RPA, critical habitat or threatened species, populations or ecological communities, or their habitats may be adversely affected by the proposed instrument.

- The consultation is to commence after a Gateway Determination is issued unless the Regulations specify otherwise.
- The period for consultation is 21 days unless agreed differently between the RPA & the DG or by the Regulations.

Part 4 Mapping

Table 5: Existing and Proposed Provisions

Map	Map Title
A.	Locality Plan
Existing Provisions	
B.	Extract from Land Zoning Map LZN_012
C.	Extract from Lot Size Map LSZ_012
Proposed Provisions	
D.	Extract from proposed Land Zoning Map LZN_012 and LZN_13 (subject to amendment)
E.	Extract from proposed Urban Release Area Map URA_012 (subject to amendment)
F.	Extract from proposed Lot Size Map LSZ_12 and LSZ_13 (subject to amendment)

Part 5 Community Consultation

The proposal will be made available for **28** days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

It is expected that the proposal will be made available at the following locations:

- Wyong Office: 2 Hely Street, Wyong;
- Gosford Office: 49 Mann St, Gosford; and
- Council's website: <http://www.haveyoursaycentralcoast.com.au/>

Additionally, notification of the exhibition of the proposal has been provided to adjoining landholders prior to its commencement.

Part 6 Project Timeline

Table 6: Key Project Timeframes

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	Completed	Completed	Completed
Anticipated timeframe for the completion of required technical information	N/A	Ongoing	31 March 2019
Timeframe for preparation of revised planning proposal and Development Control Plan. Preparation exhibition material	21 days	1 Dec 2019	29 Jan 2020
Commencement and completion dates for public exhibition	28 days	31 Jan 2020	28 Feb 2020
Dates for public hearing (if required)	N/A	N/A	N/A
Timeframe for consideration of submissions	21 days	28 Feb 2020	30 March 2020
Timeframe for consideration of a proposal post exhibition	60 days	31 March 2020	29 May 2020
Date of submission to the Department to finalise LEP	4 weeks	29 May 2020	30 June 2020
Anticipated date RPA will make the plan (if delegated)	N/A	N/A	N/A

Supporting Documentation

Table 7: Supporting Documentation to the Planning Proposal

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes
B.	Central Coast Regional Plan 2036 Assessment
C.	State Environmental Planning Policy Assessment
D.	Section 9.1 Ministerial Direction Assessment
E.	Gateway Determination, Gateway Extension No. 1 20 September 2018 and Gateway Extension No. 2 17 December 2019
F.	Wyong Shire Settlement Strategy
G.	Central Coast Community Strategic Plan
H.	Biodiversity Strategy
02 Land Use Provisions	
A.	Land Use Tables
B.	Draft DCP Wallarah
03 Agency Responses	
A.	Ausgrid
B.	Department of Planning, Industry and Environment
C.	Department of Planning, Industry and Environment- Crown Lands
D.	Primary Industries-Water
E.	Department of Family and Community Services NSW Rural Fire Service (former NSW RFS)
F.	Department of Planning, Industry and Environment- Biodiversity and Conservation (former Office of Environment and Heritage)
G.	Transport for NSW- RMS
H.	Transport for NSW- Sydney Trains
I.	Department of Planning, Industry and Environment-Geological Survey of NSW, Division of Resources & Geoscience

No.	Document
04 Mapping	
A.	Locality Plan
Existing Provisions	
B.	Land Zoning Map LZN_ 12
Proposed Provisions	
I.	Land Zoning Map LZN_ 12 and LZN _13
J.	Urban Release Area Map URA_ 13
K.	Lot Size Map LSZ_12 and LSZ_13
05 Supporting Studies	
A.	Economic Impact Assessment- BARR Property & Planning 25/09/2019
B.	Social Impact Assessment-Aigis Group November 2017
C.	Traffic Impact Assessment-Intersect Traffic April 2018
D.	Stormwater and Servicing Assessment- Northrop 21 Aug 2019
E.	Aboriginal Cultural Heritage Due Diligence- GML Heritage September 2017
F.	Preliminary Survey-Aboriginal Cultural Heritage Umwelt 10 Jan 2020
G.	Acoustic Assessment-Spectrum Acoustics 12 December 2017
H.	Air Quality Assessment-SLR Global Environmental Solutions 20 December 2017
I.	Bushfire Protection Assessment-Ecological 2 May 2018
J.	Land Capability Assessment- Douglas Partners November 2017
K.	Biodiversity Conservation Assessment Report Umwelt January 2020

01

Assessment & Endorsement

Council Report and Minutes- See Your Voice Our Coast

Central Coast Regional Plan Assessment

<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
1. <i>Grow Gosford City Centre as the region's capital</i>	N/A	The subject site is not located within or proximate to Gosford City Centre. This Direction is not applicable to the subject proposal.
2. <i>Focus economic development in the Southern and Northern Growth Corridors</i>	Yes	The subject proposal seeks to zone a portion of the area for employment uses. While not identified within the northern growth corridor the subject area has been identified within the North Wyong Structure Plan and is considered suitable for the proposal.
3. <i>Support priority economic sectors</i>	Yes	The proposal is not likely to compete with priority economic sectors and will increase the supply of employment lands within the Central Coast region.
4. <i>Strengthen inter-regional and intra-regional connections for business</i>	Yes	The subject area is situated with good connectivity to the M1 which will enable connectivity for proposed businesses.
5. <i>Support new and expanded industrial activity</i>	Yes	The subject proposal seeks to rezone approximately 45ha IN1 General Industrial which will support new and expanded industrial activity. The proposal is consistent with this Direction.
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	Yes	This proposal seeks to strengthen the economic self-determination of the Darkinjung. The proposal is considered consistent with this Direction.
7. <i>Increase job containment in the region</i>	Yes	The proposal seeks to zone approximately 45h of the site to IN1 General Industrial. The proposed zoning is considered to an employment generating zone and will therefore help increase job containment in the region. The proposal is considered to be consistent with this Direction.
8. <i>Recognise the cultural landscape of the Central Coast</i>	Yes	The proposal seeks to rezone part of the site to E2 Environmental Conservation. The area identified for E2 Environmental Conservation contains significant to the cultural landscape of the Central Coast and these areas will be conserved via the proposed E2 zoning.

<p>9. <i>Protect and enhance productive agricultural land</i></p>	<p>Yes</p>	<p>RU6 Transition zoning is classified as a rural zoning but the subject site is not considered to be productive agricultural lands. The proposal to rezone to IN1 general Industrial and E2 Environmental Conservation better reflects the characteristics of the site. The proposal is considered to be consistent with this Direction.</p>
<p>10. <i>Secure the productivity and capacity of resource lands</i></p>	<p>Yes</p>	<p>The proposal does not conflict with the productivity and capacity of the clay resource underlying the site. The proposal is considered consistent with this Direction.</p>
<p>11. <i>Sustain and balance productive landscapes west of the M1</i></p>	<p>N/A</p>	<p>The subject site is not classified as productive landscapes west of the M1. This Direction is not applicable to the subject site.</p>
<p>12. <i>Protect and manage environmental values</i></p>	<p>Yes</p>	<p>The proposal seeks to rezone part of the site to E2 Environmental Conservation which will protect and manage the environmental values of the site. The proposal is considered to be consistent with this Direction.</p>
<p>13. <i>Sustain water quality and security</i></p>	<p>Yes</p>	<p>The southern portion of the site containing the riparian corridor will be zoned for Environmental Conservation which will aid in protection of water quality.</p>
<p>14. <i>Protect the coast and manage natural hazards and climate change</i></p>	<p>Yes</p>	<p>The proposed zoning of the southern portion of the site will aid in protecting and managing the coast and minimising hazards.</p>
<p>15. <i>Create a well-planned, compact settlement pattern</i></p>	<p>N/A</p>	<p>N/A</p>
<p>16. <i>Grow investment opportunities in the region's centres</i></p>	<p>N/A</p>	<p>The subject site is not located within any of the region's centres. This Direction is not applicable to the subject site.</p>
<p>17. <i>Align land use and infrastructure planning</i></p>	<p>Yes</p>	<p>The proposal seeks to utilise existing infrastructure where possible and have self-containment for other infrastructure not available. The proposal is considered to be consistent with this Direction.</p>
<p>18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i></p>	<p>N/A</p>	<p>The subject proposal seeks to rezone the site from RU6 Transition to IN1 General Industrial and E2 Environmental Conservation. It does not relate to residential places.</p>

		This Direction is not applicable to the subject site.
19. <i>Accelerate housing supply and improve housing choice</i>	N/A	The subject proposal does not seek to rezone the subject site for residential purposes. This Direction is not applicable to the subject site.
20. <i>Grow housing choice in and around local centres</i>	N/A	The subject proposal does not seek to rezone the subject site for residential purposes. This Direction is not applicable to the subject site.
21. <i>Provide housing choice to meet community needs</i>	N/A	The subject proposal does not seek to rezone the subject site for residential purposes. This Direction is not applicable to the subject site.
22. <i>Deliver housing in new release areas that are best suited to building new communities</i>	N/A	The subject proposal does not seek to rezone the subject site for residential purposes. This Direction is not applicable to the subject site.
23. <i>Manage rural lifestyles</i>	N/A	The subject proposal does not seek to rezone the subject site for residential purposes. This Direction is not applicable to the subject site.

State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy	Comment
SREP 8 – Central Coast Plateau Areas	
<p>Aims:</p> <ul style="list-style-type: none"> (a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses, (b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability, (c) (Repealed) (d) to protect regionally significant mining resources and extractive materials from sterilization, (e) to enable development for the purposes of extractive industries in specified locations, (f) (Repealed) (g) to protect the natural ecosystems of the region, and (h) to maintain opportunities for wildlife movement across the region, and (i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and (j) to encourage the preparation of draft local environmental plans based on merits. 	<p>Not applicable to the proposal as not within Central Coast Plateau area.</p>
SREP 20 - Hawkesbury Nepean River (No 2 – 1997)	
<p>The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.</p>	<p>Not applicable to the proposal</p>
SEPP No. 19 – Bushland in Urban Areas	
<p>Aims to protect and preserve bushland within urban areas because of:</p> <ul style="list-style-type: none"> a) Its value to the community as part of the natural heritage, b) Its aesthetic value, and 	<p>Not applicable to the proposal.</p>

State/Sydney Region Environmental Planning Policy	Comment
c) Its value as a recreational, educational and scientific resource	
SEPP No. 44 – Koala Habitat	
<p>Aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:</p> <p>(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and</p> <p>(b) by encouraging the identification of areas of core koala habitat, and</p> <p>(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones</p>	<p>Koala's were not identified within the subject sites. The conservation of the southern portion of the site will protect vegetation within this area which may be utilised by koala's in the future.</p>
SEPP 55 – Remediation of Land	
<p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>A preliminary contamination assessment was undertaken on the subject site. It was determined due to a past history of illegal dumping on the site that contamination poses a low-medium risk. It is considered the level of investigation is adequate for the rezoning. Further investigation will be required at development stage.</p>
SEPP (Coastal Management) 2018	
<p>Aims:</p> <p>The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with objects of the <i>Coastal Management Act 2016</i>,</p>	<p>The subject site is located within the Coastal zone. It is considered that the subject proposal achieves the management objectives and protects the environmental assets of the coast</p>

State/Sydney Region Environmental Planning Policy	Comment
<p>including the management objectives for each coastal management area, by:</p> <ul style="list-style-type: none"> (a) managing development in the coastal zone and protecting the environmental assets of the coast, and (b) establishing a framework for land use planning to guide and decision-making in the coastal zone, and (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016. 	<p>by way of the E2 Environmental conservation zone.</p>
SEPP (Mining, Petroleum & Extractive Industries) 2007	
<p>Aims:</p> <ul style="list-style-type: none"> (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and <ul style="list-style-type: none"> (b1) to promote the development of significant mineral resources, and (c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and (d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: <ul style="list-style-type: none"> (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and 	<p>The proposed IN1 General Industrial zoning enable the continued use of the resources underlying the site.</p> <p>It is considered that the proposal is consistent with the requirements of the SEPP.</p>

State/Sydney Region Environmental Planning Policy	Comment
(iv) to provide for the sustainable growth for mining, petroleum and agricultural industries.	
SEPP (Vegetation in Non-Rural Areas) 2017	
<p>The aims of this Policy are as follows:</p> <p>(a) to establish the process for assessing and identifying sites as urban renewal precincts,</p> <p>(b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</p> <p>(c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.</p>	Not applicable to this proposal.
SEPP (Aboriginal Land) 2019	
<p>Aims:</p> <p>(a) to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and</p> <p>(b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</p>	This planning proposal was submitted prior to the SEPP coming into effect. The subject site is included in the Interim Development Delivery Plan as developed by the Department of Planning, Industry and Environment.
SEPP (Primary Production and Rural Development) 2019	
Aims:	Not applicable to this proposal

State/Sydney Region Environmental Planning Policy	Comment
<p>(a) to facilitate the orderly economic use and development of lands for primary production,</p> <p>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</p> <p>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p> <p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	

Ministerial Section 9.1 Directions

Direction	Comment
Employment & Resources	
1.1 Business & Industrial Zones	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Applicable</p> <p>The subject site has been identified in the North Wyong Shire Structure Plan as 'strategically located and constrained land located in relation to existing and proposed infrastructure.' The proposal aims to rezone the northern section of the site for industrial uses and the southern portion for Environmental Conservation purposes. The delivery of employment lands in proximity to existing major roads is good utilisation of core infrastructure.</p> <p>The proposal is consistent with Direction 1.1 Business & Industrial Zones.</p>
1.2 Rural Zones	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p>Applicable</p> <p>The RU6 Transition zone is classified as a Rural Zone in accordance with 1.2 Rural Zones</p> <p>It has been agreed by the Secretary's delegate that the inconsistency with this Direction is of minor significance.</p> <p>The proposal is consistent with Direction 1.2 Rural zones.</p>
1.3 Mining, Petroleum Production and Extractive Industries	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p>Applicable</p> <p>The proposed rezoning of the site does not conflict with future resource extraction. Department of Geoscience-Minerals and Resources raised no objection to the proposal.</p>
1.4 Oyster Aquaculture	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such</p>	<p>Not Applicable</p>

Direction	Comment
<p>an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	
1.5 Rural Lands	
<p>Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p>Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.</p>	<p>Applicable</p> <p>The subject site has been determined to not be suitable for rural use and is more aligned with the proposed IN1 General Industrial and E2 Environmental Conservation zoning.</p> <p>The proposal is consistent with the requirements of Direction 1.5 Rural Lands.</p>
Environment & Heritage	
2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>Further consultation will be undertaken with State Government agencies during the public exhibition process to confirm the consistency with this direction.</p>
2.2 Coastal Management	
<p>Aims to protect and manage coastal areas of NSW.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i> as defined under the <i>Coastal Management Act 2016</i>.</p>	<p>Applicable</p> <p>The proposal seeks to conserve the southern portion of the area and permit development within the northern portion of the site. It is considered that these measures ensure consistency with this direction.</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>Significant indigenous heritage sites have been identified within the southern portion of the area. This area is proposed to be zoned E2 Environmental Conservation.</p>

Direction	Comment
	The proposal is consistent with Direction 2.3 Heritage Conservation.
2.4 Recreational Vehicle Areas	
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>This proposal does not seek to include recreational vehicle areas.</p> <p>The proposal is consistent with Direction 2.4 Recreation Vehicle Areas.</p>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
<p>Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
<p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and to minimise the impact of residential development on the environment and resource lands.</p> <p>Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>Applicable</p> <p>The subject proposal seeks to rezone the subject site from RU6 Transition to IN1 General Industrial and E2 Environmental Conservation. The area has not been identified as suitable for residential purposes and considered to be consistent with the proposal.</p> <p>The proposal is consistent with Direction 3.1 Residential Zones.</p>
3.2 Caravan Parks and Manufactured Home Estates	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal does not seek to include caravan parks and manufactured home estates as permissible. The subject site is not considered to be a suitable location for these uses.</p> <p>The proposal is consistent with Direction 3.2 Caravan Parks and Manufactured Estates.</p>
3.3 Home Occupations	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal seeks to zone a portion of the area IN1 General Industrial. Home occupations are prohibited within the IN1 General Industrial zone.</p>

Direction	Comment
3.4 Integrating Land Use & Transport	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing dependence on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>Applicable</p> <p>The proposal can connect to public transport networks and benefits from proximity to the M1 Motorway.</p> <p>The proposal is consistent with Direction 3.4 Integrating Land Use and Transport.</p>
3.5 Development Near Regulated Airports and Defence Airfields	
<p>Aims to ensure the effective and safe operation of regulated airports and defence airfields; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise..</p> <p>Applies when a planning proposal creates, alters or removes a zone or provision relating to land near a regulated airport which includes a defence airfield.</p>	<p>Not Applicable</p> <p>The subject site is not located near a regulated or defence airport.</p>
3.6 Shooting Ranges	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	<p>Not Applicable</p> <p>Subject site is not located near a shooting range.</p>
3.7 Reduction in non- hosted short term rental accommodation period	
<p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short term rental accommodation may be carried out in parts of its local government area.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Direction	Comment
Applies to Byron Bay Shire Council	
Hazard & Risk	
4.1 Acid Sulfate Soils	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.</p>	<p>Applicable</p> <p>A site compatibility assessment has been undertaken in relation to the probability of acid sulfate soils occurring within the area identified for industrial zoning. It has been determined that ASS does not pose a risk within the currently identified Industrial footprint.</p>
4.2 Mine Subsidence & Unstable Land	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study, strategy or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p>	<p>Not Applicable</p> <p>Not within a Mine Subsidence District</p>
4.3 Flood Prone Land	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.</p>	<p>Applicable</p> <p>A flood study has been undertaken to inform the planning proposal. All areas zoned IN1 General industrial will be able to be developed in accordance with minimum freeboard requirements and achieve safe access and egress in flood events. The proposal is consistent with Direction 4.3 Flood Prone Land</p>
4.4 Planning for Bushfire Protection	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>Applicable</p> <p>The subject site is mapped as being Bush Fire Prone land. Bush Fire assessment prepared for the proposal has determined that the bush fire affectation would not prohibit the industrial development.</p> <p>The proposal is consistent with Direction 4.4 Planning for Bushfire Protection.</p>
Regional Planning	
5.1 Implementation of Regional Strategies	

Direction	Comment
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p>	<p>Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.2 Sydney Drinking Water Catchments	
<p>Aims to protect water quality in the Sydney drinking water catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney’s hydrological catchment.</p>	<p>Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre, to provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas..</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council except within areas contained within the “urban growth areas” mapped in the North Coast Regional Plan 2036..</p>	<p>Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p>	<p>Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.9 North West Rail Link Corridor Strategy	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p>Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.10 Implementation of Regional Plans	

Direction	Comment
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The proposal is consistent with the Central Coast Regional Plan 2036 and aims to achieve the economic self-determination of the Darkinjung.</p> <p>The proposal is consistent with Direction 5.10 Implementation of Regional Plans.</p>
5.11 Development of Aboriginal Land Council Land	
<p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p>	<p>Applicable</p> <p>The subject site has been identified on an Interim Development Plan adopted by DPIE.</p> <p>The proposal is consistent with Direction 5.11 Development of Aboriginal Land Council Land.</p>
Local Plan Making	
6.1 Approval and Referral Requirements	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>No additional local provisions are proposed.</p> <p>The proposal is consistent with Direction 6.1 Approval and Referral Requirements.</p>
6.2 Reserving Land for Public Purposes	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The proposal does not seek to reserve land for public purposes</p>
6.3 Site Specific Provisions	
<p>Aims to discourage unnecessarily restrictive site specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p>	<p>Not Applicable</p> <p>This Direction is not applicable to the proposal.</p>
Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	
<p>Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres</p>	<p>Not Applicable.</p>

Direction	Comment
and transport gateways contained in A Plan for Growing Sydney	This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.2 Implementation of Greater Macarthur Land Release Investigations	
Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.3 Parramatta Road Corridor Urban Transformation Strategy	
Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit. To provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community and guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure. This Direction applies to City of Parramatta Council, Cumberland Council, Strathfield Council, Burwood Council, Canada Bay Council and Inner West Council.	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
Aims to to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy (the Strategy) This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim Plan).	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Direction	Comment
<p>Analysis.</p> <p>This direction applies to Wollondilly Shire Council</p>	
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	
<p>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</p> <p>This direction applies to Campbelltown City Council</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	
<p>The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan).</p> <p>This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.9 Implementation of Bayside West Precincts 2036 Plan	
<p>The aim is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).</p> <p>This direction applies to land within the Bayside local government area.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	
<p>The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p> <p>This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1</p> <p>Direction</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Community Strategic Plan Assessment

Objective/Requirement	Comment
BELONGING	
OUR COMMUNITY SPIRIT IS OUR STRENGTH	
A1 Work within our communities to connect people, build capacity and create local solutions and initiatives	A1 does not relate to the subject proposal
A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	A2 does not relate to the subject proposal
A3 Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people	A3 does not relate to the subject proposal.
A4 Enhance community safety within neighbourhoods, public spaces and places	A4 does not relate to the subject proposal.
CREATIVITY, CONNECTION AND LOCAL IDENTITY	
B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	As the subject proposal is being undertaken by Darkinjung on behalf of their community revenue from the end development will be able to be invested back into their community.
B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year	B2 does not relate to the subject proposal.
B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life	B3 does not relate to the subject proposal.
B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	B4 does not relate to the subject proposal.
SMART	
A GROWING AND COMPETITIVE REGION	
C1 Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	The proposal seeks to increase the supply of employment lands which will aid in the delivery of project which contribute to economic development.
C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists	C2 does not relate to the subject proposal.

Objective/Requirement	Comment
C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	The subject proposal seeks to rezone the site for Industrial uses which will provide increased land availability for employment uses. The proposal is consistent with this aim.
C4 Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly	C4 does not relate to the proposal.
A PLACE OF OPPORTUNITY FOR PEOPLE	
D1 Foster innovation and partnerships to develop local entrepreneurs and support start-ups	D1 does not relate to the proposal.
D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises	D2 does not relate to the proposal.
D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers	D3 does not relate to the proposal.
D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering	D4 does not relate to the proposal.
GREEN	
ENVIRONMENTAL RESOURCES FOR THE FUTURE	
E1 Educate the community on the value and importance of natural areas and biodiversity and encourage community involvement in caring for our natural environment	E1 does not relate to the proposal.
E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways	The subject proposal seeks to conserve an existing riparian area within the site by zoning it E2 Environmental Conservation. The proposal is consistent with this aim.
E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours	E3 does not relate to the proposal.
E4 Incorporate renewable energy and energy efficiency in future design and planning and ensure responsible use of water and other resources	The future development of the site will need to give consideration to these requirements.
CHERISHED AND PROTECTED NATURAL BEAUTY	
F1 Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species	The subject proposal seeks to conserve the southern portion of the site and offset the proposed development of the northern section of the site by in perpetuity conservation of other landholdings.

Objective/Requirement		Comment
		The proposal is consistent with this aim.
	F2 Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)	The subject proposal seeks to conserve the southern portion of the site and offset the proposed development of the northern section of the site by in perpetuity conservation of other landholdings. The proposal is consistent with this aim.
	F3 Improve enforcement for all types of environmental non-compliance including littering and illegal dumping and encourage excellence in industry practices to protect and enhance environmental health	F3 does not relate to the proposal.
	F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	F4 does not relate to the proposal.
RESPONSIBLE		
GOOD GOVERNANCE AND GREAT PARTNERSHIPS		
	G1 Build strong relationships and ensure our partners and community share the responsibilities and benefits of putting plans into practice	G1 does not relate to the proposal.
	G2 Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect	The proposal will be placed on public exhibition for a 28-day timeframe.
	G3 Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions	The proposal will be placed on public exhibition for a 28-day timeframe.
	G4 Serve the community by providing great customer experience, value for money and quality services	G4 does not relate to the proposal.
DELIVERING ESSENTIAL INFRASTRUCTURE		
	H1 Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region	H1 does not related to the proposal.
	H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities	H2 does not relate to the proposal.
	H3 Create parking options and solutions that address the needs of residents, visitors and businesses whilst keeping in mind near future technologies including fully autonomous vehicles	Parking requirements will be assessed at Development Application stage.

Objective/Requirement	Comment
H4 Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water	Studies submitted for proposal indicate the site has the capability of being serviced.
BALANCED AND SUSTAINABLE DEVELOPMENT	
I1 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1	I1 does not related to the proposal.
I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	The proposal seeks to zone the land for employment uses. The site will be accessible by public transport and provide green space.
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	The subject proposal seeks to conserve the southern portion of the site and offset the proposed development of the northern section of the site by in perpetuity conservation of other landholdings. The proposal is consistent with this aim.
I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	I4 does not relate to the proposal.
LIVABLE	
RELIABLE PUBLIC TRANSPORT AND CONNECTIONS	
J1 Create adequate, reliable and accessible train services and facilities to accommodate current and future passengers	J1 does not relate to the proposal.
J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport	J2 does not relate to the proposal.
J3 Improve bus and ferry frequency and ensure networks link with train services to minimise journey times	J3 does not relate to the proposal.
J4 Design long-term, innovative and sustainable transport management options for population growth and expansion	The subject site is within proximity to the M1 and will be accessible by public transport.
OUT AND ABOUT IN THE FRESH AIR	
K1 Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities	The subject site has the capability to provide cycle pathways.
K2 Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access,	The subject site has the capability to provide cycle pathways.

Objective/Requirement	Comment
inclusion and mobility to meet the needs of all community members	
K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	K3 does not relate to the proposal.
K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of natural waterways and foreshores	K4 does not relate to the proposal.
HEALTHY LIFESTYLES FOR A GROWING COMMUNITY	
L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated	L1 does not relate to the proposal.
L2 Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer	L2 does not relate to the proposal.
L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	L3 does not relate to the proposal.
L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs	L4 does not relate to the proposal.

02

Land Use Provisions- refer to Your

Voice Our Coast

03

Agency Responses- refer to Your Voice

Our Coast for full copies

Agency summary table

Agency	Submission Date/Doc	Advice	Response
Ausgrid	5/03/2018 D13172800	No objection	Noted
Darkinjung Local Aboriginal Land Council	N/A	No comment received	Darkinjung LALC is the landowner and stakeholder.
Department of Planning, Industry Environment (formerly Department of Planning and Environment)	10/04/2018 D13201038	The Department has no specific comment to make on the planning proposal at this time.	Noted
Department of Planning, Industry and Environment- Crown (former Department of Primary Industries-Land and Natural Resources Crown Lands)	7/03/2018 D13174934	No comment.	Noted
Department of Primary Industries- Office of Water	31 March 2018 D13193419	<p>Riparian Corridor Protection and Management</p> <p>- DoI Water notes a first order watercourse is mapped as being located in the same location as the indicative subdivision plan.</p> <p>-DoI Water may not support removal of “undetermined” water courses until further investigation is undertaken to understand the characteristics of the watercourse and determine appropriate riparian management. DoI water may require</p>	Recommendations from DPI-Water have been incorporated into the Stormwater and Flooding assessment as prepared by Northrop. DPI Water will be consulted during the exhibition of the planning proposal.

Agency	Submission Date/Doc	Advice	Response
		<p>detailed information to assist in assessment including good quality photographs of the location of the mapped watercourse and a detailed description of the site in Dol Water accordance with Dol Water guidelines for Controlled activities. Please note that these guidelines were updated in July 2012. For revised guidelines, please refer to:</p> <p>http://www.water.nsw.gov.au/Water-Licensing/Approvals/Controlled-Activities/default.aspx</p> <ul style="list-style-type: none"> • Dol Water notes the southern portion of the indicative site layout plan may be located within 40m of the fourth order watercourse to the south, Wallarah Creek, and the western portion within 30 m of the third order watercourse to the west (see attachment 2). Dol Water's 'Guidelines for Riparian Corridors on Waterfront Land' stipulates that an appropriate riparian corridor width is 10 m from the top of the highest bank for a first order watercourse, 30 m from the top of the highest bank for a third order watercourse and 40 m from the top of the highest bank for a fourth order watercourse. • Dol Water's preference is for all riparian corridors to be zoned E2 (Environmental Conservation) in line with the LEP Practice Note PN09-002 'Environmental Protection Zones' (available on NSW Department of Planning & Environment's website), to afford adequate protection of these environmentally sensitive areas. • It is noted that the majority of and fourth order watercourses are generally located within existing bushland and will be retained. • Riparian offsetting will be required for any watercourses that are identified as 'rivers' and that are proposed for removal. • Dol Water recommends that APZs are located wholly within the urban 	

Agency	Submission Date/Doc	Advice	Response
		<p>development land and not in riparian corridors.</p> <ul style="list-style-type: none"> The LEP should include reference to the requirement for controlled activity approvals (CAAs) to be obtained from DPI Water for activities undertaken on waterfront land (within 40m of the top of bank of the watercourse) and also the need for all activities on waterfront land to be consistent with the 'NSW Guidelines for Controlled Activities on waterfront land (2012)'. <p>Groundwater</p> <ul style="list-style-type: none"> There is potential for impacts to Groundwater Dependent Ecosystems (GDEs) to occur with development of proposed industrial precinct. Prior to approval an understanding the groundwater environment and how it relates to surface water is required. The potential impact on groundwater and GDEs should be addressed as part of the precinct planning to ensure that the location of sites likely to have ongoing environmental impact (e.g. playing fields with effluent irrigation facility have been thoroughly assessed in regard to the underlying hydrogeology, in particular consideration of potential groundwater discharge to bounding deeply incised rivers and its contribution to their base flow needs to be specifically addressed. The proposal for connection to reticulated sewer and water is supported to mitigate impacts to the quantity and quality of surface water and groundwater systems. <p>Stormwater Management</p> <ul style="list-style-type: none"> Impacts of the proposed future development on water quality should be considered. Appropriate stormwater management should be implemented to minimise impacts on downstream environments such as riparian areas, groundwater and adjoining land. Dol Water considers all stormwater treatment measures should be consistent with Water Sensitive Urban 	

Agency	Submission Date/Doc	Advice	Response
		Design objectives and to aid in the protection of the receiving water source quality, all stormwater runoff must be appropriately treated at its source and/ or diverted through the stormwater treatment process designed for the site, prior to discharge from the site.	
Wannangini (former Guringai Tribal Link)	–	No comment received	Wannangini will be contacted again during public exhibition
Jemena	–	No comment received	Jemena will be contacted again during public exhibition
Department of Planning, Industry and Environment-Resources and Energy	8 January 2020	No objection to the proposal	Noted
Department of Family and Community Services-NSW RFS (Former NSW Rural Fire Service)	27/03/2018 D13190574	<ul style="list-style-type: none"> - New South Wales Rural Fire Service raise no objection subject to requirement that the future subdivision of the land complies with <i>Planning for Bush Fire Protection 2006</i>. - 	Any future development matters will be assessed against the requirements of <i>Planning for Bush Fire Protection - 2006</i> .
Department of Planning, Industry and Environment (former Office of Environment & Heritage)	22/5/2018 D13236324	<ul style="list-style-type: none"> - Biodiversity - OEH recommends that the planning proposal includes justification and discussion of the extent to which the proposal will impact upon regionally mapped corridors. - OEH recommends the proposal is delayed until the proposed zonings are supported by the outcomes of the biodiversity certification process. - OEH recommends that the planning proposal considers the objective of Direction 2.1 of the 	-Subsequent to OEH's response the proponent prepared a BCAR (Umwelt, 2020) and addendum materials that discussed impacts upon the regional biodiversity corridor. The proponent is seeking to offset any impacts by establishing an offset over the southern portion of the Wallarah site (proposed E2 Environmental

Agency	Submission Date/Doc	Advice	Response
		<p>Section 9.1 Local Planning Directions and provides justification for the proposed rezoning of RU6 to IN1.</p> <ul style="list-style-type: none"> - -OEH recommends that the planning proposal provides consideration of the impacts of this development on biodiversity within the context of other development proposed within the vicinity. - OEH recommends that the areas of River-Flat Eucalypt Forest and Freshwater Wetlands endangered ecological communities are removed from the proposed IN1zone and are placed in the E2 zone. - -OEH recommends the proponent undertake a hollow-bearing tree study to inform the proposed zonings. - OEH recommends that research stations and recreation areas as removed as permissible uses within the proposed E2 zone on the site. - Aboriginal Cultural Heritage - OEH recommends that the proponent clearly identifies all potential areas, objects, places or landscapes of heritage significance to Aboriginal culture and people that may potentially constrain future land-use planning by undertaking an Aboriginal cultural heritage assessment. - Flooding and Flood risk - Council should seek further flooding information on the planning proposal to determine if the planning proposal is consistent with Local Planning Direction 4.3 Flood Prone Land issued under Section 9.1 of the EP & A Act 1979. - The full range of flood events, up to and including the Probable Maximum Flood event (PMF) will need to be determined and mapped across the entire planning 	<p>Conservation zoned land) and possibly including other offset sites which are part of a broader rezoning strategy of the Darkinjung LALC or contributing to the Biodiversity Trust.</p> <p>-The proponent has prepared a BCAR addendum assessment report to support the Planning Proposal which outlines a potential process for a standard biodiversity certification of the site. It is understood that the Darkinjung LALC is also considering other environmental approval processes, such as a Biodiversity Development Assessment Report (BDAR) process which could achieve a similar outcome at the DA stage. -</p> <p>-Areas of River-Flat Eucalypt Forest and Freshwater Wetlands EEC are fully contained within the E2 footprint.</p> <p>-Locations of hollow bearing trees have been identified within the studies undertaken. The DCP relevant to area outlines measures that need to be undertaken to address impacts to hollow bearing trees.</p> <p>-Wyong LEP 2013 includes research stations and recreation areas as permissible uses within the proposed E2</p>

Agency	Submission Date/Doc	Advice	Response
		<p>proposal area. This assessment is to include both major and minor water courses and indicate the flood planning area, consistent with Council's current planning requirements.</p> <ul style="list-style-type: none"> - The planning proposal should include an assessment of potential impacts on downstream waterways and catchments to inform zone boundaries that allow for the management of such impacts to downstream areas. <p>Additional response 04/12/2019</p> <ul style="list-style-type: none"> - No review of the BCAR will be undertaken unless the proponent is formally requesting biocertification be undertaken. 	<p>Environmental Conservation zone. The proposal remains consistent with the E2 Environmental Conservation zone within the Wyong LEP 2013.</p> <p>Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> - An Aboriginal cultural Heritage Assessment is currently being undertaken. Due to legislative timing requirements for the preparation of such the exhibition of the planning proposal has preceded the completion of the assessment. Depending on the outcome of the assessment modification of the proposal may be required post exhibition. - Flooding and Flood risk - The proponent has prepared a Flood study which addresses flood risk management. It is considered that the subject proposal is consistent with

Agency	Submission Date/Doc	Advice	Response
			Ministerial Direction 4.3.
Transport for NSW- Roads and Maritime	07/06/2018 D13247126	- The proponent to develop a detailed traffic assessment to be reviewed by Transport NSW.	Proponent have submitted a revised traffic assessment which is provided with the exhibition materials. RMS will be consulted during exhibition.
Transport for NSW-Sydney Trains	23/07/2018 D13288327	<p>General comments regarding future development:</p> <ul style="list-style-type: none"> -the subject site is next to the rail corridor. It should be noted that development on the site will be subject to any applicable ISEPP 2007 rail corridor related requirements under Clause 85 & 85. -Any future applications should consider the Department of Planning-Development near Busy Roads and Rail Corridors Interim Guidelines. -Future applications must refer to the Transport NSW Asset Standards Authority standards and make note that no drainage is permitted to the Rail Corridor without ASA and Sydney Trains Approval, and no anchors or bolts temporary or permanent are permitted from adjacent proposed developments in the rail corridor under the current ASA requirements. -Transport- Sydney Trains has a 66kv high voltage aerial line along the corridor boundary so any future development adjacent to the corridor must comply with ISSC 20 and SMS-06-GD-0268 guidelines. 	Noted

NOTE: Section 3.25 of the EP&A Act requires the RPA to consult with the Director-General (Secretary) of the Department of Environment, Climate Change and Water (OEH) if, in the opinion of the RPA, critical habitat or threatened species, populations or ecological communities, or their habitats may be adversely affected by the proposed instrument.

- The consultation is to commence after a Gateway Determination is issued unless the Regulations specify otherwise.
- The period for consultation is 21 days unless agreed differently between the RPA & the DG or by the Regulations.

04

Mapping- refer to Your Voice Our Coast for all relevant maps

05

Studies- refer to Your Voice Our Coast for studies