

Rose Brown-Mason

From: Neil Kelleher <Neil.Kelleher@environment.nsw.gov.au>
Sent: Friday, 21 April 2023 4:37 PM
To: Rod Mergan
Cc: Charlotte Ryan; Rianan Rush; Scott Duncan; Angela Halcrow; Chris Drummond; Sarah Warner
Subject: RE: Central Coast LEP deferred lands matters

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Good afternoon Rod

Thank you for providing Departmental Officers Angela Halcrow and Chris Drummond the opportunity to review the Deferred Matters Mapping Data that you provided on 16 March 2023.

The mapping data was found to be of assistance but the time and resources required to use it to undertake a comprehensive assessment of each of the deferred matters is not available. Please also note that advising Council on the most suitable zonings to be used for each of these matters is not the role of the Department's Environment and Heritage Group (EHG).

EHG suggests that it is critical that council does correct analysis of constraints when adopting the changed zonings because they are not directly equivalent to the previous zonings. A comparison of existing allowable land uses with those proposed may be of value in this regard.

EHG considers that the new zonings do not adequately or equivalently address environmental matters or deal with COSS land well. EHG recommends that Council do a constraints assessment to justify the choice of zones. It is likely that split zonings will result from this process, but Council should consider whether having three different zonings for some sites (as is currently the case) is suitable.

EHG also suggests that reducing the ability for further subdivision of land with high ecological value, bushfire risk or flood risk should be considered as a priority.

I trust that the above information is of assistance

Please contact Angela Halcrow at Angela.Halcrow@environment.nsw.gov.au to discuss

Warm regards

Neil Kelleher (*he/him*)

Senior Team Leader, Water Floodplains and Coast
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From: Rod Mergan <Rod.Mergan@centralcoast.nsw.gov.au>
Sent: Thursday, 20 April 2023 7:03 PM
To: Angela Halcrow <Angela.Halcrow@environment.nsw.gov.au>; Chris Drummond <chris.drummond@environment.nsw.gov.au>; Neil Kelleher <Neil.Kelleher@environment.nsw.gov.au>; Sarah Warner <sarah.warner@environment.nsw.gov.au>
Cc: Charlotte Ryan <Charlotte.Ryan@centralcoast.nsw.gov.au>; Rianan Rush <Rianan.Rush@centralcoast.nsw.gov.au>; Scott Duncan <Scott.Duncan@centralcoast.nsw.gov.au>
Subject: RE: Central Coast LEP deferred lands matters


Hi All,

Just wondering if you are able to provide a timeframe for any updated comments you would like to provide following the Deferred Matters Mapping Data being provided 16/3/23.

Thanks

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 Please consider the environment before printing this email

From: Angela Halcrow <Angela.Halcrow@environment.nsw.gov.au>
Sent: Friday, 3 March 2023 11:42 AM
To: Rod Mergan <Rod.Mergan@centralcoast.nsw.gov.au>; Charlotte Ryan <Charlotte.Ryan@centralcoast.nsw.gov.au>
Cc: Chris Drummond <chris.drummond@environment.nsw.gov.au>; Neil Kelleher <Neil.Kelleher@environment.nsw.gov.au>; Sarah Warner <sarah.warner@environment.nsw.gov.au>
Subject: Central Coast LEP deferred lands matters

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Hi Rod and Charlotte,

I have been working through the provided documents including the large lot C4 list provided by Rob and believe it would be worth having a telephone meeting before we formalise our response to council.
The provided document does not provide any constraints mapping for us to compare the proposed zoning with the constraints such as vegetation, biodiversity, flooding, acid sulphate soils so unless we use numerous other sources we have no way of evaluating the suitability of the proposed zones.

There are also many blocks with proposed split zonings which are very fluid in shape. In some cases plots of land have up to 3 zones on them and I am having lots of difficulty seeing how this works in practice for either council planners or land holders trying to navigate the DA process. There does not seem to be consistency between the original, the interim E zones and the proposed zone boundaries.

I have also not been able to find in the documents a clear indication of allowable land uses in each of the new and old zones.

I also cannot see what lands form part of COSS lands.

The only flooding which appears to have been considered looks like the previously zoned 9a land at Lisarow.

Council has good GIS information and it would be have been valuable to do good overlays as part of this process.

We can formalise comments along the above lines however it may be better for Council to update the document and provide better information to us prior to us providing a formal response. At present our response will not be positive and will not recommend that the document is considered ready for any form of exhibition at this time.

Rod and Charlotte can you please advise your availability for a teams meeting and I will find a comparable time with our group.

Angela Halcrow
Senior Natural Resource Officer, Water Floodplains and Coast

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