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Rod Mergan
Senior Strategic Planner
Central Coast Council

Via: ask@centralcoast.nsw.gov.au

7 November 2023

**EPA response – draft Deferred Lands Planning Proposal
Central Coast Local Environment Plan 2022**

Dear Mr Mergan,

Thank you for providing the NSW Environment Protection Authority (EPA) with the opportunity to comment on the draft planning proposal to incorporate deferred lands into the *Central Coast Local Environment Plan 2022* (CCLEP 2022).

The EPA has reviewed the draft planning proposal to integrate pre-existing zoned land for environmental purposes to land use zones compatible with the current standard instrument as prescribed by the *Standard Instrument (Local Environmental Plans) Order 2006*.

From our review, we understand the proposed integration covers approximately 3,500 parcels located throughout the south-eastern part of the Central Coast local government area, it includes integrating:

- 2,150 lots covering an area of 2,222 ha to the E4 environmental living zoning permitting with consent low impact residential development; and
- 1 lot of land covering an area of 5.44 ha to the R2 low density residential zoning permitting with consent group homes and senior's housing.

Based on number of land parcels, their coverage and permissible use, the proposed integration has the potential to locate residential receivers within proximity to existing industrial facilities that hold an environment protection licence. Thus, we recommend when approving future development applications, Central Coast Council consider the potential for land use conflict. A search of environment protection licences located within a specific suburb can be completed using the [NSW EPA POEO public register](#).

If you have any further questions about this issue, please contact Kim Stuart, Senior Policy and Programs Officer, Strategic Planning Unit phone 02 6659 8292 or email environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

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