



Central Coast Council

Planning Proposal

Lot 23 DP 815468

8 Ocean Palms Close Wamberal

File No: RZ/95/2016;

June 2017



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Version Pre Gateway

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Locality Context

This Planning Proposal applies to Lot 23 DP815468, 8 Ocean Palms Close Wamberal (figure 1). The site is located adjacent Ocean Palms Close and Central Coast Highway. The site does not currently have access to the Central Coast Highway frontage. A signalised pedestrian crossing is located adjacent the Central Coast Highway frontage.



Figure 1 Land subject to this proposal (as outlined in red)

Part 1 Objectives or Intended Outcomes

The objective of this proposal is to rezone part of the subject land from 7(c2) Conservation and Scenic Protection (Scenic Protection – Rural Small Holdings) under Interim Development Order No122 to R2 – Low Density Residential under Gosford Local Environmental Plan 2014 (GLEP 2014).

The proposal will result in amended lot sizes for Lot22 DP815468 (8 Ocean Palms Close) and Lot3 DP525321 (767 The Entrance Road).



Figure 2 – Proposed zoning outcomes for the site



Existing and Proposed Lot Sizes		
Proposed Lot	Existing Lot Size	Proposed Lot Size
Lot 1	n/a	664m ²
Lot 2	594m ²	798m ²
Lot 3	10,000m ²	9,449m ²

Figure 3 – Existing and proposed lot sizes

Part 2 Explanation of Provisions

The intended outcomes will require amendment of the Land Zoning (LZN) map of GLEP 2014.

The following table identifies the specifics of the proposed amendments.

Table 1 GLEP 2014 Proposed Amendment

Existing Provision	Proposed Amendment
Land Zoning (LZN) Land Zoning Map	- Amendment of GLEP 2014 LZN maps to rezone a portion of the subject site to R2 Low Density Residential as proposed by the draft LZN Map within the Supporting Documentation (Mapping)

Part 3 Justification

Section A – Need for the Planning Proposal

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

The Planning Proposal is not the result any strategic study or report.

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

The Planning Proposal is the only means of enabling the objectives/intended outcome. The Planning Proposal process allows Council and the community to be directly involved in the decision-making process for 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 site is within an existing urban area. An assessment of the proposal against the goals and directions of the CCRP has been undertaken (refer to Supporting Documentation). This assessment indicated that the proposal is consistent with the CCRP 2036.

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

Gosford 2025 Community Strategic Plan

The Gosford Community Strategic Plan (CSP) outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future.

An assessment of the proposal against the strategies outlined in the Community Strategic Plan has been undertaken (refer to Supporting Documentation). The assessment identified that the proposal is generally consistent with the objectives of the CSP. It is envisaged that a site-specific DCP may guide the design of future development at the site with the regard to enhancement of the future character of the area.

Biodiversity Strategy

The following action from the biodiversity strategy is applicable to the Planning Proposal:

3.3.1(7). Focus development around existing urban centres to maintain the urban development in the existing urban footprint to protect agricultural and environmentally sensitive lands.

The Planning Proposal is consistent with this action as it proposes to zone land for residential purposes generally within the existing urban footprint. The subject lot is predominantly cleared with the exception of ornamental plantings.

Residential Strategy

The Planning Proposal is consistent with relevant actions of the Residential Strategy.

The proposed low-density residential will not constitute ribbon development. It will maintain the transition from urban to non-urban areas which currently exists in the locality.

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 Supporting documentation).

The proposal is considered to be generally consistent with the applicable SEPPs. Further information and detail will be required such as coastal impacts of the proposed marina and land contamination from previous uses at the site.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The proposal has been considered against the relevant Ministerial Section 117 Directions as summarised below. The full assessment of these Directions is contained within the Supporting Documentation of this proposal.

Table 2: -S117 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N	N/A
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Y	Y
2.2	Coastal Protection	Y	Y
2.3	Heritage Conservation	N	N/A
2.4	Recreation Vehicle Areas	N	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North LEPs	N	N/A
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	N	N/A
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A

No.	Direction	Applicable	Consistent
Hazard & Risk			
4.1	Acid Sulfate Soils	N	N/A
4.2	Mine Subsidence and Unstable Land	N	N/A
4.3	Flood Prone Land	N	N/A
4.4	Planning for Bushfire Protection	Y	TBD
Regional Planning			
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
5.8	Sydney's Second Airport: Badgery's Creek:	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	Y
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	N	N/A
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

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 proposal will not have adverse environmental or ecological impacts. The portion of the site to be rezoned to R2 – Low Density Residential is predominantly cleared of vegetation with the exception of some ornamental plantings.

The site is not mapped as containing Endangered Ecological Communities.

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 subject land comprises Buffer bushfire prone vegetation (figure 4).

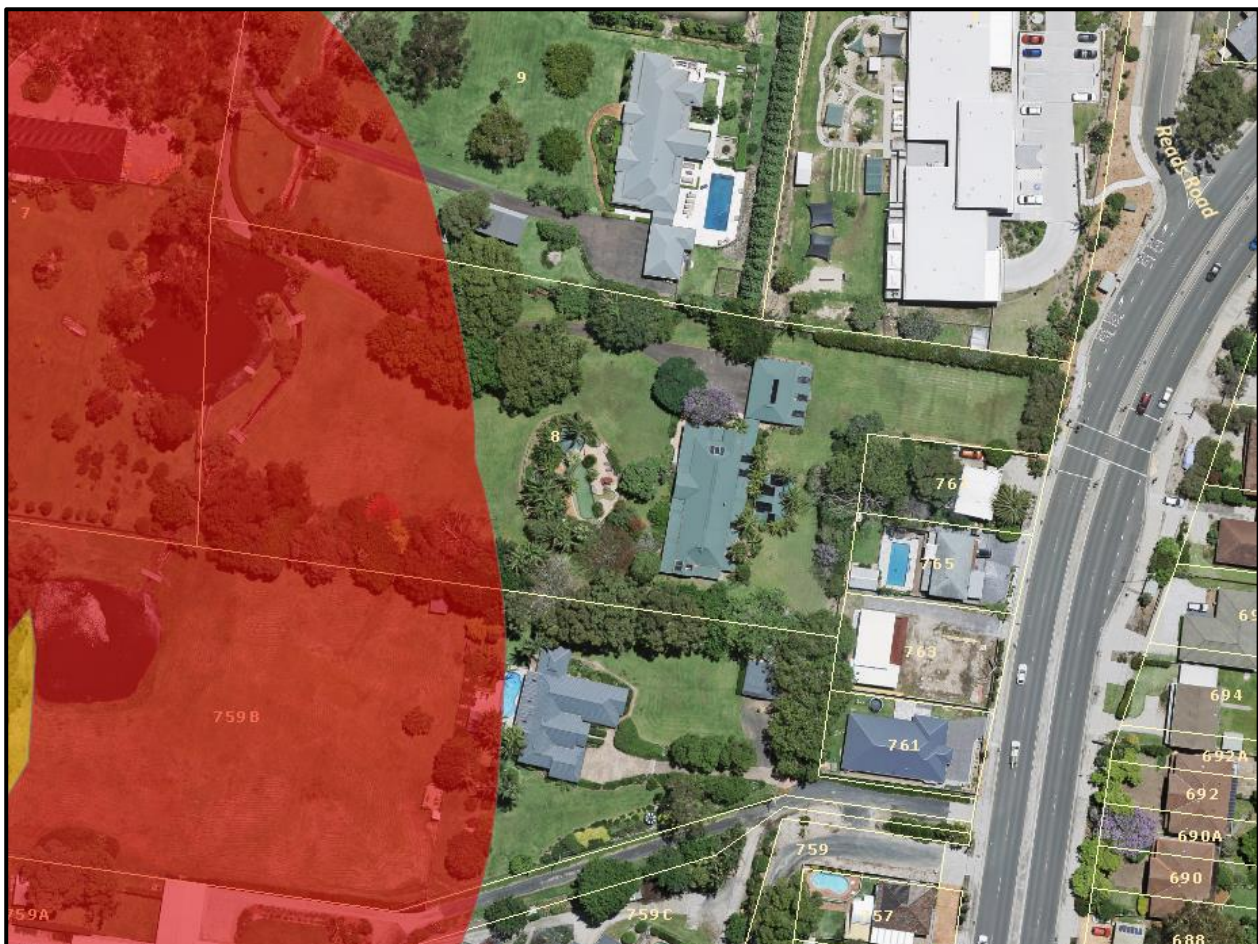


Figure 4 Bushfire Prone Land

The portion of the site to be zoned R2 – Low Density Residential will not be bushfire prone land. It is recommended that the application be forwarded to the NSW Rural Fire Service post-Gateway if deemed necessary by the Department of Planning and Environment.

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

The proposal will have minimal social and economic impacts in the area. The proposal will result in an additional lot of R2 – Low Density Residential zoned land which will contribute to housing supply and short-term employment during the construction phase.

Section D – State and Commonwealth Interests

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

Traffic

A Traffic and Transport Review prepared by Mott MacDonald (See Supporting Documentation) accompanied the proposal.

This review identified that the proposal aligns with the principles of Section 117 Direction 3.4 – Integrating Land Use and Transport.

The proposal provides good connectivity to established and planned employment, education, retail and recreation facilities. This is achieved through existing services and network infrastructure opportunities, which offers access travel mode choices for both local and regional travel. The proximity of the site to rail, road etc. maximises the potential of existing infrastructure, and supports access to public transport, walking and cycling.

Consultation will be required with NSW Roads and Maritime Services.

Drainage

The applicant has not submitted concept drainage plans. Due to the fall of the land, gravity drainage to the local drainage network in The Entrance Road is highly unlikely.

An interallotment drainage easement traversing through the subject property (Lot: 23 DP: 815468) will be required as far as the existing dam located at the west of the property. Any interallotment drainage system should also be designed to cater for stormwater from the adjoining property 767 The Entrance Road (Lot: 3 DP: 525321) particularly as significant runoff will be generated by the proposed access driveway.

Sewer

Council is awaiting an internal sewer capacity and requirements assessment. These comments are expected to be able to be included post-Gateway.

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

Consultations with the following agencies is proposed, based on the identified triggers and site constraints:

Table 3: Agency Consultation

Agency	Trigger/Constraint
Roads and Maritime Services	- Ingress / Egress to Central Coast Highway
Rural Fire Service	- S117 Direction 4.4 – Planning for Bushfire Protection

* NOTE: Section 34A of the EP&A Act requires the Relevant Planning Authority (RPA) to consult with the Director-General (Secretary) of the Department of Environment, Climate Change and Water (OECH) 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 4: Existing and Proposed Mapping

Map	Map Title
A.	Locality Plan
Existing Provisions	
B.	Land Zoning Map LZN_ 017B
Proposed Provisions	
C.	Land Zoning Map LZN_ 017B

Part 5 Community Consultation

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

The public exhibition process will enable the community to be involved in the further refinement of the proposals for this important land in their local area.

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

- Gosford Office: 49 Mann Street, Gosford, and
- Council's website: www.yourvoiceourcoast.com.

Part 6 Project Timeline

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	N/A	20 June 2017	11 July 2017
Anticipated timeframe for the completion of required technical information	3 months	12 July 2017	11 Oct 2017
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days	12 Oct 2017	6 Nov 2017
Commencement and completion dates for public exhibition	14 days	13 Nov 2017	27 Nov 2017
Dates for Community Information Sessions (Council resolution)	N/A	N/A	N/A
Timeframe for consideration of submissions and proposal post exhibition	1 month	Feb 2018	Feb 2018
Date of submission to the Department to finalise LEP**	1 Month	1 March 2018	31 March 2018
Anticipated date RPA will make the plan (if delegated)	30 Days	1 April 2018	30 April 2018
Anticipated date RPA will forward to the Department for notification	1 Day	1 May 2018	1 May 2018

Table 5: Key Project Timeframes

* Includes timeframes for further report, consideration by Council post-exhibition and planning proposal amendment

** Includes timeframes for sign off of any Section 117 inconsistencies, instrument drafting & Parliamentary Counsel opinion.

Supporting Documentation

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes – 24 May 2017
B.	Central Coast Regional Plan 2036 Assessment
C.	State Environmental Planning Policy & Sydney Regional Planning Policy Assessment
D.	Section 117 Ministerial Direction Assessment
E.	Community Strategic Plan
02 Land Use Provisions	
A.	Land Use Tables
03 Agency Responses	
04 Mapping	
A.	Locality Plan
Existing Provisions	
B.	Land Zoning Map LZN_ 017B
Proposed Provisions	
C.	Land Zoning Map LZN_ 017B
05 Supporting Studies	