



Central Coast Council

Planning Proposal
Lot 51 DP 1195704
165 Louisiana Road
Wadalba

File No: RZ/2/2016; PP_2016_XX_XXX_XX
August 16



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Gateway Request

Central Coast Council

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Background & Locality Context

The site is located at the intersection of Louisiana and Wahrenonga Roads, Wadalba, at the eastern extremity of the Wadalba North West Urban Release Area. The location of the site is approximately 7km by road north of Wyong, and is identified by red edging in Figure 1.



Figure 1: Contextual Locality Aerial (site identified by red edging)

The site is characterised by Tall Open Forest vegetation, dominated by Spotted Gum and Grey Ironbark species with some clearings where a previous dwelling and chicken sheds were located. The site in parts is unstable and steeply sloping, due in part to previous excavation activities. There is an overall 14m fall from the south of the site to the north of the site.

The site is upslope from the Wadalba Sporting Fields, stormwater detention facilities and Rural Fire Station, east of the existing residential development, and north of and adjoining the Wadalba Wildlife Corridor (refer Figure 2). The corridor spans the length of Wadalba Ridge and contains reservoirs and facilities operated by Wyong Water. The proposal will provide for the dedication of land forming a northern connection between the upland Wadalba Wildlife Corridor (WWC) and other vegetated lands to the north which are currently in public ownership and link to the Porters Creek freshwater wetland. This vegetated wetland community extends to the west, eventually flowing southward into the Wyong River and ultimately to Tuggerah Lake and the Pacific Ocean at The Entrance.



Figure 2: Contextual Locality Aerial Zoom (site identified by red edging)

The site has an area of 27,150m² and is predominantly zoned RU6 Transition (approx. 17,623m²) under WLEP 2013. The previously identified servicing difficulties which resulted in the RU6 zoning have now been investigated in greater detail and a suitable solution has been found which can support development on the site. The remainder of the site (approx. 9527m²), being a corridor of land approximately 55 metres wide extending along the western boundary of the site, is currently zoned E2 Environmental Conservation (refer Figure 3 – E2 shown by lighter colouring). This zoning is proposed to remain in place, and be supplemented by the addition of a small triangular area (48m²), resulting in a total area of 9575m² of land zoned E2 Environmental Conservation.

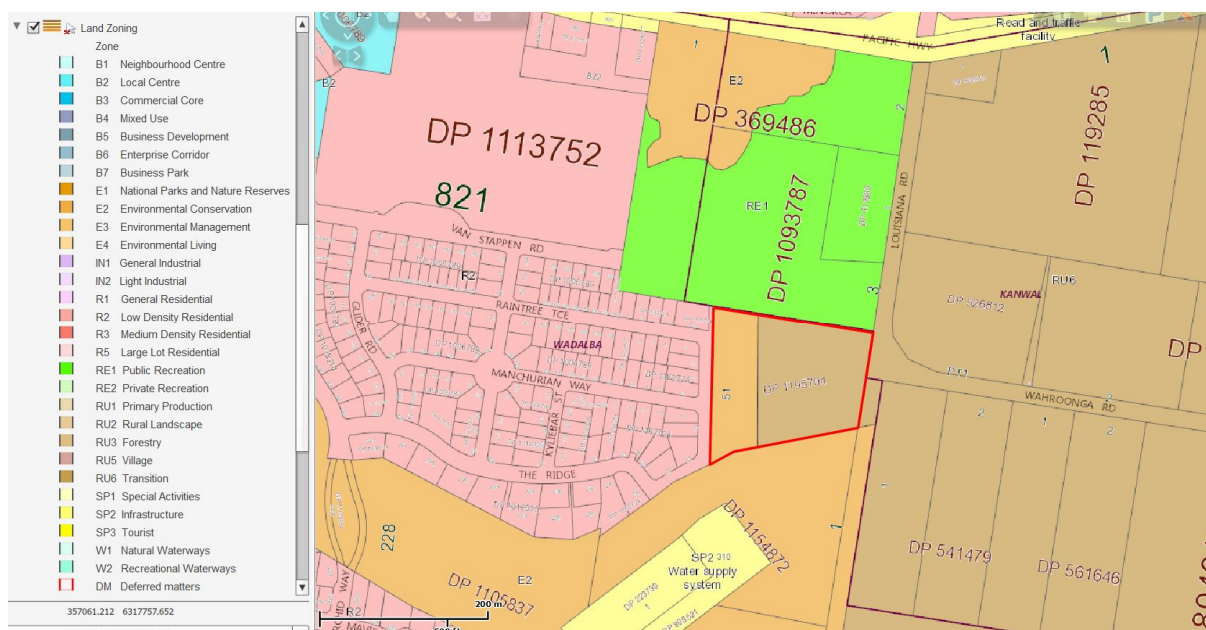


Figure 3: Wyong Local Environmental Plan 2013 - Zoning extract (site identified by red edging)

The site is identified for urban release within Precinct 3A of the North Wyong Shire Structure Plan. It is addressed by Wyong Development Control Plan 2013 (WDCP 2013): Chapter 6.17 – Warnervale East/Wadalba North West Urban Release Areas.

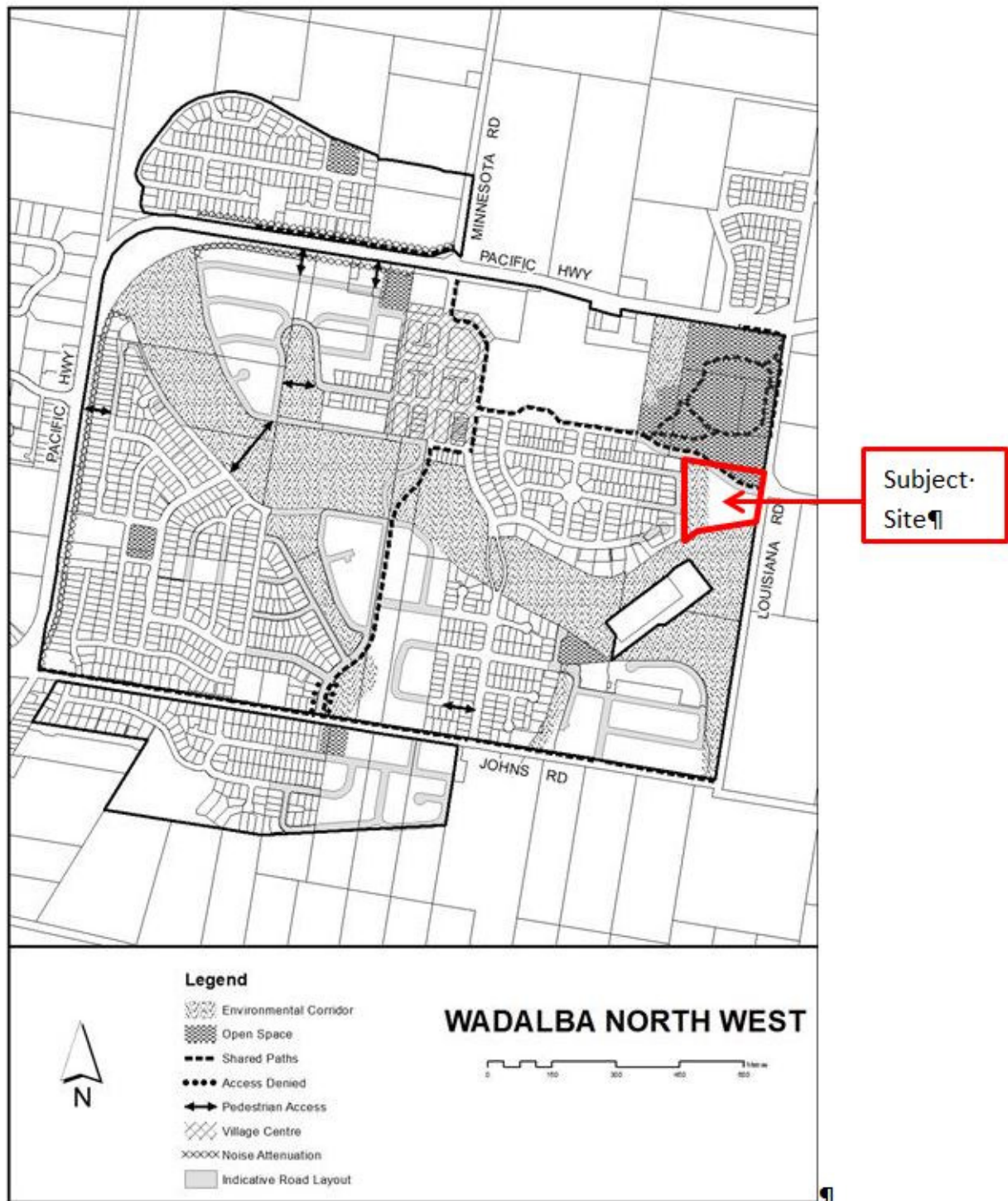


Figure 4: Extract of WDCP 2013: Chapter 6.17 - Wadalba North West Urban Release Area

Part 1 Objectives or Intended Outcomes

The objective of this proposal is to rezone the eastern part of the site from RU6 Transition Zone to R2 Low Density Residential Zone. Additionally, a minor extension of the E2 Environmental Conservation Zone will be applied over part of the area currently zoned RU6, and part of the RU6 land will be rezoned to SP2 Infrastructure.

The intended outcome of the proposal is to permit a low density residential subdivision of the land to be zoned R2 Low Density Residential Zone, to provide approximately 19 housing lots. Additionally, the proposal will provide (through a Voluntary Planning Agreement) for the dedication of land for a future collector road corridor (to be zoned SP2 Infrastructure) and for the northerly connection of the Wadalba Wildlife Corridor across the site. The E2 Environmental Conservation zoning of this portion of the site will be retained and extended to address the increased area of land to be dedicated.

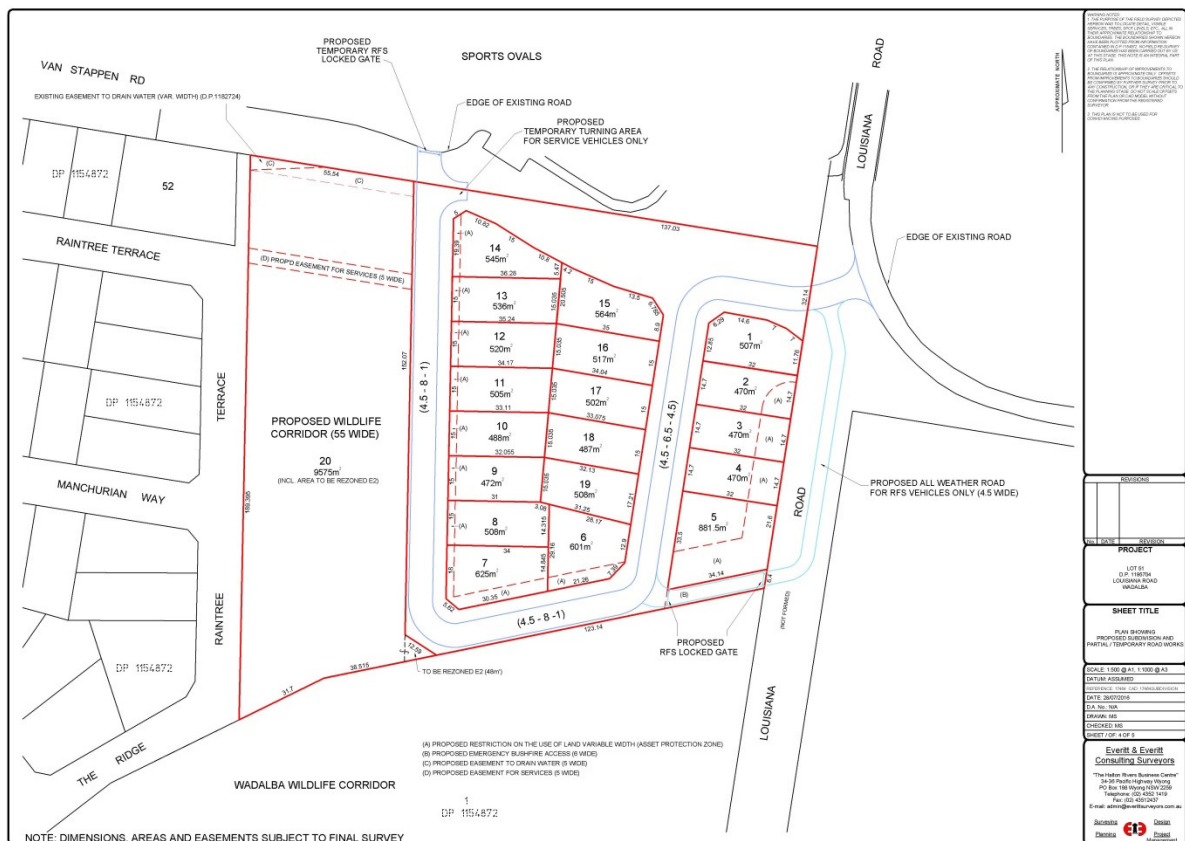


Figure 5: Development Concept

Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to Wyong Local Environmental Plan (LEP) 2013. The following table identifies that there are no Instrument amendments proposed (no changes to the wording of the WLEP 2013).

The following map amendments to Sheets 13 and 14 are required:

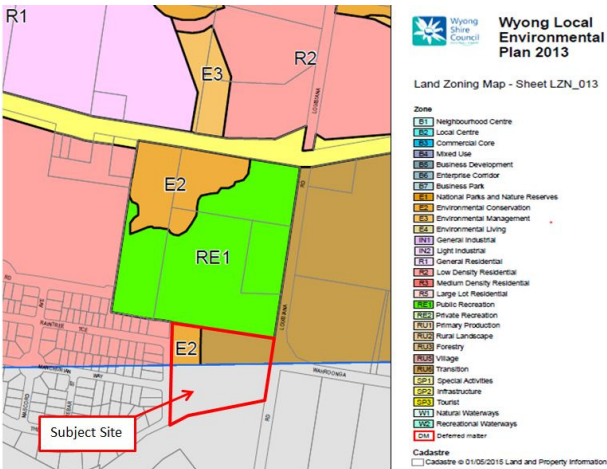
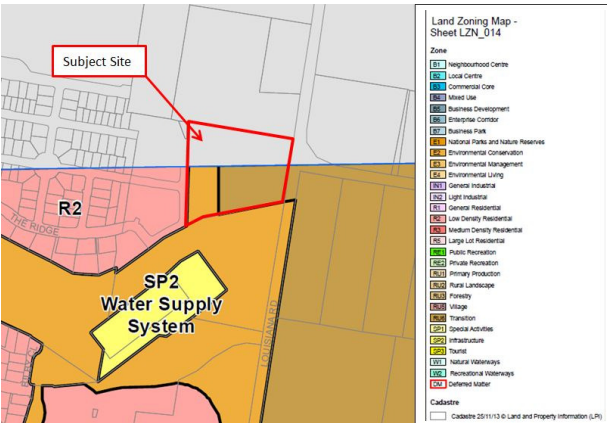
Existing Provision	Proposed Amendment
Land Zoning Map  (Extract from 8550_COM_LZN_013_020_20150601)  (Extract from 8550_COM_LZN_014_020_20131219)	- Amendment of the Wyong Local Environmental Plan, 2013 (WLEP 2013) Land Zoning Map (Sheets LZN_013 and LZN_014) to change the zones affecting the subject site from E2 Environmental Conservation Zone and RU6 Transition Zone to E2 Environmental Conservation Zone, R2 Low Density Residential Zone and SP2 Infrastructure Zone. - The following Figure is a representation of the draft changes to the Land Zoning Maps, overlay over the development concept: 

Table 1: Explanation of Map and Instrument Amendments (Continued Over)

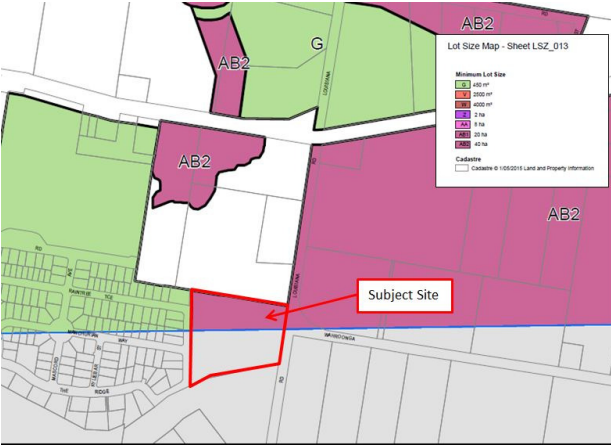
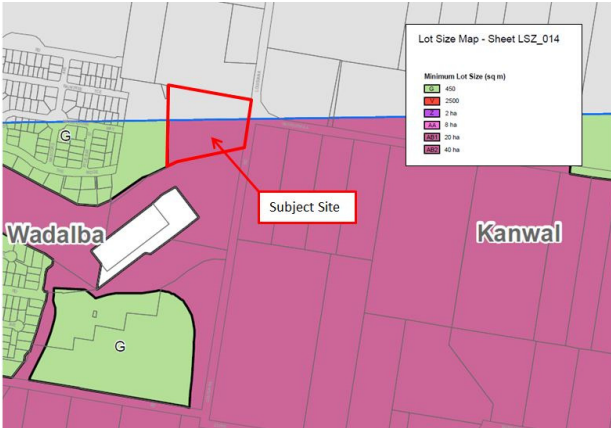
Existing Provision	Proposed Amendment
Lot Size Map  (Extract from 8550_COM_LSZ_013_020_20150601)  (Extract from 8550_COM_LSZ_014_020_20131219)	- Amendment of the Wyong Local Environmental Plan, 2013 (WLEP 2013) Lot Size Map (Sheets LSZ_013 and LSZ_014) to change the minimum lot size requirements affecting the subject site from wholly 'AB2' (40 Ha minimum), to part 'AB2' (40 Ha minimum) covering the area to be zoned E2, and to part 'G' (450 m² minimum) covering the area to be zoned R2, with that part of the site to be zoned SP2 Infrastructure (the road corridor) having no minimum area provision. - The following Figure is a representation of the draft changes to the Lot Size Maps, overlain over the development concept: 

Table 1: Explanation of Map and Instrument Amendments

Part 3 Justification

Section A – Need for the Planning Proposal

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

No. However, the proposal is consistent with the Central Coast Regional Strategy 2008 (CCRS) and the supporting North Wyong Shire Structure Plan 2012 (NWSSP). The NWSSP identifies the land as being within Precinct 3A, Wadalba Release Area - identified as a Medium Term land release, giving rise to construction jobs, providing for housing availability and choice, and injecting new family incomes to boost the local economy.

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

The simplest method of permitting low density residential subdivision of part of the land and the transfer of parts of the land for public road and environmental conservation purposes is considered to be an amendment to the zone and lot size maps. The arrangements for the future transfer of the relevant parts of the land in appropriate condition for public ownership and ongoing maintenance are contained within the negotiated Voluntary Planning Agreement (VPA) and accompanying Vegetation Management Plan (VMP). Refer Supporting Documentation 05-B & C –for Parts 1 and 2 of the VMP.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Central Coast Regional Strategy

The proposal is consistent with the Central Coast Regional Strategy 2008 (CCRS) and the supporting North Wyong Shire Structure Plan 2012 (NWSSP). The Proposal contributes to meeting the housing and employment capacity targets by specifically addressing Actions 4.2, 4.3, and 4.6, and is generally consistent with other actions listed within the Regional Strategy.

North Wyong Shire Structure Plan

The NWSSP identifies the land as being within Precinct 3A, Wadalba Urban Release Area - identified as a Medium Term land release. The northern extension of the Wadalba Wildlife Corridor through the site is shown as a "local conservation link" on the Structure Plan Map. The release of the residential lots will give rise to construction jobs, providing for housing availability and choice, and injecting new family incomes to boost the local economy.

4. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

Community Strategic Plan

Central Coast Council is a newly formed Council, created by the NSW Government on 12 May 2016, as a merger between the former Gosford City and Wyong Shire Councils. As such the adopted Community Strategy relevant to the site is the (former) Wyong Community Strategic Plan 2030 (revised 2013). This Plan identifies eight (8) priority objectives, each supported by a range of actions. The Planning Proposal is assessed as follows:

1. Communities will be vibrant, caring and connected.

The Planning Proposal will provide land for the future collector road connecting Van Stappen Way with the intersection of Louisiana and Wahroongah Roads. This will connect the future extension of the residential release area to the east with the shopping, commercial, education and recreation facilities currently available. An opportunity will be available for the provision of better pedestrian and cycle access from the town centre area to the residential areas adjacent. The adjacent parklands and facilities will be embellished to provide better amenity and recreational opportunities for the community.

2. There will be ease of travel.

Better road, pedestrian and cycle access will be facilitated by the Proposal.

3. Communities will have a range of facilities and services.

The Planning Proposal will enable the active and passive open spaces to provide better access and improved facilities. It will also result in fuller utilisation of existing facilities, one of Council's goals.

4. Areas of natural value will be enhanced and maintained.

Restoration and ongoing management of the bushland corridor will be achieved through rehabilitation and de-contamination of the land, prior to transfer to Council. The applicant has committed (through the VPA and VMP) to the filling of the old quarry and dams on site, and the regrading and replanting of these and other disturbed areas to enhance public safety and environmental benefit.

5. There will be a sense of community ownership of the natural environment.

The improvements to the environmental corridor and the existing Wadalba Wildlife Corridor, will enable greater enjoyment of this adjacent bushland area.

6. There will be a strong sustainable business sector.

The Proposal will assist in job creation opportunities during construction and subsequent use.

7. Information and communication technology will be world's best.

Not currently relevant to this Proposal.

8. The community will be educated, innovative and creative.

Not relevant 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) as detailed within Section 01 of the Supporting Documentation. The following provides additional details relating to SEPPs which could be considered to be of relevance:

State Environmental Planning Policy	Comment
SEPP No. 44 – Koala Habitat	
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: (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones	There is no Koala habitat on site.
SEPP 55 – Remediation of Land	
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: (a) by specifying when consent is required, and when it is not required, for a remediation work, and (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 (c) by requiring that a remediation work meet certain standards and notification requirements.	There is evidence of fill and site history consistent with minor potential contamination, which was identified with the <i>Preliminary Site Investigation for Contamination</i>, undertaken by Douglas Partners (Refer Supporting Documentation within Section 05-E). The report concluded that the site would generally be considered compatible with the intended residential use, subject to further intrusive contamination investigations to assess the contamination status. This next phase of investigation can be addressed through the development application process for the site, and would include an assessment of the site soils for chemicals and physical characteristics, to assess the perceived low to medium risk of contamination. In the interim the owner is taking action to remove all fly tipped waste material dumped on the site.

Table 2: SEPP Assessment (Continued Over)

State Environmental Planning Policy	Comment
SEPP 65 – Design Quality of Residential Flat Development	
Aims to improve the design quality of residential apartment development to achieve better built form and aesthetics of buildings and the streetscapes and public spaces they define. It strives to improve safety, amenity and security while minimising the consumption of energy from non-renewable resources.	Not relevant to this Proposal as Residential Flat Buildings will not be a permissible land use within the R2 Low Density Residential Zone (Refer Supporting Documentation within Section 02-Aii).
SEPP 71 – Coastal Protection	
Aims: (a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and (b) to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and (c) to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and (d) to protect and preserve Aboriginal cultural heritage, Aboriginal places, values, customs, beliefs and traditional knowledge, and (e) to ensure that the visual amenity of the coast is protected, and (f) to protect and preserve beach environments and beach amenity, and (g) to protect and preserve native coastal vegetation, and (h) to protect and preserve the marine environment of New South Wales, and (i) to protect and preserve rock platforms, and (j) to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991), and (k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and	The Proposal is not located on land within the Coastal Zone, and is not land which is identified as a "sensitive coastal location" under SEPP 71 – Coastal Protection.

State Environmental Planning Policy	Comment
(l) to encourage a strategic approach to coastal management.	
Affordable Rental Housing 2009	
Aims: (a) to provide a consistent planning regime for the provision of affordable rental housing, (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards, (c) to facilitate the retention and mitigate the loss of existing affordable rental housing, (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing, (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing, (f) to support local business centres by providing affordable rental housing for workers close to places of work, (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.	The Proposal will enable increased density, supply and diversity in potential housing forms for the land, and is therefore consistent with the aims of the Policy.
(Building Sustainability Index) 2004	
Aims to ensure consistency in the implementation of the BASIX scheme throughout the State.	The Proposal is consistent with the aims of the Policy and future dwellings will be assessed in accordance with the requirements of the Policy.
(Exempt and Complying Development Codes) 2008	
Aims to provide streamlined assessment processes for development that complies with specified development standards.	Exempt and Complying Development is enabled by the SEPP for the land. The Proposal is consistent with the aims of the Policy.

Table 2: SEPP Assessment (Continued Over)

State Environmental Planning Policy	Comment
(Housing for Seniors or People with a Disability) 2004	
1. This Policy aims to encourage the provision of housing (including residential care facilities) that will: (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and (b) make efficient use of existing infrastructure and services, and (c) be of good design. 2. These aims will be achieved by: (a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.	The Proposal will enable increased density, supply and diversity in potential housing forms for the land, and is therefore consistent with the aims of the Policy.

Table 2: SEPP Assessment

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 within Section 01-B of this proposal document.

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	Y	N
1.3	Mining, Petroleum Production and Extractive Industries	Y	TBD

No.	Direction	Applicable	Consistent
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	N	N/A
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	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	Y
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
Hazard & Risk			
4.1	Acid Sulfate Soils	N	N/A
4.2	Mine Subsidence and Unstable Land	Y	Y
4.3	Flood Prone Land	Y	Y
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			
5.1	Implementation of Regional Strategies	Y	Y
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

No.	Direction	Applicable	Consistent
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	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

Table 3: *S117 Ministerial Direction Compliance*

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?*

No. Council's Ecologist endorses the findings of the submitted Ecological Report and Addendum (refer 05- Supporting Studies - Fi and Fii).

The Proponent (Threshold Developments Pty Ltd) engaged Everitt Ecology to prepare an Ecological Assessment, dated 5 January, 2016, for the proposed rezoning of Part Lot 51 DP 1195704, 165 Louisiana Road, Wadalba. The report found that:

"In regard to the EPBC Act, no matters of national environmental significance have been recorded by surveys or are considered likely to be impacted either directly or indirectly by the proposed action. The proposed action is unlikely to have a significant impact on any matters of national environmental significance, therefore no referral is required to be submitted to the Australian Government Environment Minister for approval; and

In regard to assessments under the EPA Act, TSC Act and FM Act, it is considered that the proposal is unlikely to have a significant impact on any threatened species, populations or endangered ecological communities.

Therefore it is considered that a Species Impact Statement is not required."

An Addendum Ecological Assessment by Everitt Ecology was also submitted covering recent target orchid surveys undertaken on 26 February 2016, for which none of the species targeted were found on the site.

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

Bushfire

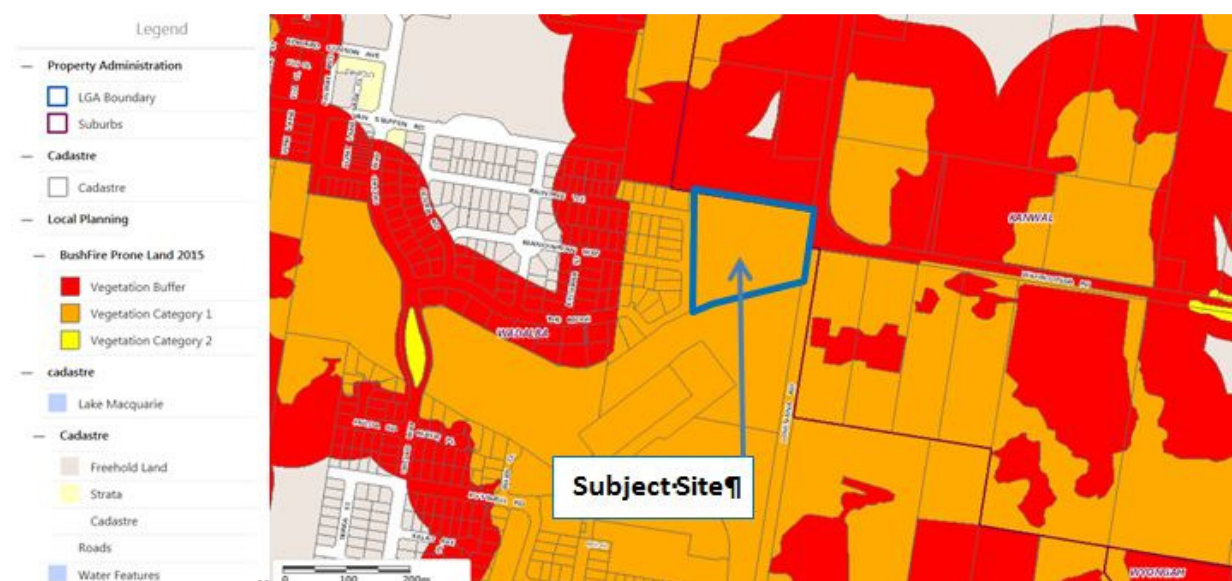


Figure 6: Wyong Bushfire Prone Lands Map (site identified by blue edging)

The subject land is identified on the Wyong Bushfire Prone Lands Map 2015 as containing Vegetation Category 1. (It is noted that the Map has not yet been updated to take account of adjoining subdivision development, recently completed).

The proposed rezoning was not initially supported having regard to the proposed subdivision design. The site in parts is unstable and steeply sloping, due in part to previous excavation activities. There is an overall 14m fall from the south of the site to the north of the site. Council negotiated further survey and design development to establish a lot layout incorporating a perimeter road for fire separation (APZs), a ROW and fire trail for fire-fighting appliance access, and to provide access to the adjoining public land (WWC). This design responds appropriately to and is supported by the Bushfire Protection Assessment by Travers Bushfire and Ecology (Refer Supporting Documentation 05-D).

Further design development (matching levels to the Wildlife Corridor at the south and west boundaries of the proposed R2 zone area of the site, and also the design levels at the north of the site for the future extension of Van Stappen Way to Louisiana Road) will occur with the Development Application submission. The final subdivision should be a much better result with fire risk managed and importantly the natural assets better managed as well.

Natural Resources

The proposal raises no concerns from a Natural Assets perspective as the extension of Van Stappen Way and the proposed subdivision introducing this section of new road makes good planning sense. Favourable outcomes have been reached in terms of the filling the existing quarry and dams on site and partly within the wildlife corridor, as well as the rehabilitation, replanting and preservation of the environmental corridor and establishment of appropriate bush fire mitigation infrastructure. Drainage design from the creek line under the road will need to be sufficient to cater for increased and more focussed stormwater flow from the site (or suitable stormwater detention provided to reduce the scale of peak flow events). This will be considered further by subdivision engineers at DA stage. The proposal does not raise other natural resource issues.

Aboriginal and European Cultural Heritage Items

There are no known sites or relics of European or Aboriginal Heritage significance on or near the land. Refer to Aboriginal Heritage Assessment at Section 3.3.2 of the submitted proposal, and the supporting report at Attachment 8 - Part 3, Section 5 (Refer Supporting Documentation 05-G).

Contaminated Land and Acid Sulfate Soils

There is evidence of quarrying and filling activities and site history consistent with minor potential contamination. Refer to the Phase 1 Contamination assessment within the Supporting Documentation - Section 05-E. These matters can and will be addressed through the development of the site.

Flooding and Drainage

The land is not subject to flood impacts. Overland flows and stormwater from the subdivision can be appropriately controlled through engineering design, with the upgrading of downstream culverts and other infrastructure, at the developers cost.

Mine Subsidence

The subject land is within the Swansea – North Entrance Mine Subsidence District. Relevant building guidelines will be issued by the Mine Subsidence Board for the future dwellings.

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

Social Issues

This planning proposal will increase the availability of residential land in the locality and lead to job creation in the construction industry and local community. The proposal will enable the future completion of the Van Stappen Way link to the new roundabout to be constructed at the intersection of Louisiana and Wahroonga Roads, decreasing local traffic congestion and providing easier road, pedestrian and cycle access to the Wadalba High School and adjacent shopping facilities. Further the dedication of land zoned E2 Environmental Conservation provides for a highly desirable environmental corridor connection between the Wadalba Wildlife Corridor and the downstream wetland environments.

Economic Impacts

The construction and ongoing operational jobs which will be created by this low density residential subdivision site also have the potential to contribute to the availability and variety of housing in the locality, addressing the aims of the Central Coast Regional Strategy (CCRS).

Section D – State and Commonwealth Interests

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

Traffic

The proposal will enable the future completion of the Van Stappen Way link to the new roundabout to be constructed at the intersection of Louisiana and Wahroonga Roads, decreasing local traffic congestion and providing easier road, pedestrian and cycle access to the Wadalba High School and adjacent shopping facilities. The design for the road and intersection works is already in place and the development will need to be designed to match the required levels.

Water and sewer supply

Water and sewer supply (lot serviceability) calculations indicate the land subdivision can be adequately serviced.

Electricity and Gas

Initial indications are the land subdivision can be adequately serviced.

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

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

Agency	Trigger/Constraint
Darkinjung Local Aboriginal Land Council	- Aboriginal Cultural Heritage
Guringai Tribal Link	- Aboriginal Cultural Heritage
Mine Subsidence Board	- Swansea – North Entrance Mine Subsidence District
NSW Trade and Investment - Minerals and Petroleum	- Swansea – North Entrance Mine Subsidence District
Office of Environment & Heritage (Planning)*	- Wadalba Wildlife Corridor
Department of Planning and Environment	- Gateway Request
Roads and Maritime Services	- Extension of Van Stappen Way/roundabout

Table 4: Agency Consultation

* NOTE: Section 34A of the EP&A Act requires the RPA to consult with the Director-General (Secretary) of the Department of Environment, Climate Change and Water (OEHS) 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

Map	Map Title
Existing Provisions	
A.	Land Zoning Map, Sheets 13 & 14: http://www.legislation.nsw.gov.au/maps/35340caf-564e-4dbd-ad45-0162b7d76443/8550_COM_LZN_013_020_20150601.pdf; and http://www.legislation.nsw.gov.au/maps/4d5a0b51-0100-45b1-bcd9-15831f363a9b/8550_COM_LZN_014_020_20131219.pdf
B.	Lot Size Map, Sheets 13 & 14: http://www.legislation.nsw.gov.au/maps/07950e6a-0fb8-4a38-98b7-e8991433a49b/8550_COM_LSZ_013_020_20150601.pdf ; and http://www.legislation.nsw.gov.au/maps/6ca3cd27-1b8f-46e9-9741-6452ba429ac8/8550_COM_LSZ_014_020_20131219.pdf
Proposed Provisions	
C.	Draft Land Zoning Maps Concept:  The map shows a residential area with several zones. A green zone labeled 'E2' is on the left. A red zone labeled 'R2' is in the center. A yellow zone labeled 'SP2' is on the right. A blue line indicates a 'PROPOSED WILDLIFE CORRIDOR'. Other labels include 'VIEW CORRIDOR', 'SPORTS OVALS', 'PROPOSED LOT SIZE CORRIDOR', and 'PROPOSED LOT SIZE CORRIDOR'. A scale bar and north arrow are also present.
D.	Draft Lot Size Maps Concept:  The map shows a residential area with several zones. A pink zone labeled 'AB2' is on the left. A green zone labeled 'G' is in the center. A blue line indicates a 'PROPOSED WILDLIFE CORRIDOR'. Other labels include 'VIEW CORRIDOR', 'SPORTS OVALS', 'PROPOSED LOT SIZE CORRIDOR', and 'PROPOSED LOT SIZE CORRIDOR'. A scale bar and north arrow are also present.

Table 5: Existing and Proposed Provisions

Part 5 Community Consultation

The proposal will be made available for 21 days for NSW agency consultation and undertaken in accordance with any determinations made by the Gateway.

Following the completion of NSW agency consultation the proposal will be made available for 28 days for community consultation, undertaken in accordance with the determinations made by the Gateway.

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

- Central Coast Council's Wyong Office: 2 Hely Street, Wyong;
- Central Coast Council's website: <https://www.wyong.nsw.gov.au/about-council/on-public-exhibition/>

Additionally, notification of the exhibition of the proposal will be provided to adjoining landholders prior to its commencement.

Part 6 Project Timeline

Action	Anticipated Date
Anticipated commencement date (date of Gateway Determination)	October 2016
Anticipated timeframe for the completion of required technical information	December – January 2017
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	February 2017
Commencement and completion dates for public exhibition	April – May 2017
Dates for public hearing (if required)	June 2017
Timeframe for consideration of submissions	July 2017
Timeframe for consideration of a proposal post exhibition	August 2017
Date of submission to the Department to finalise LEP	October 2017
Anticipated date RPA will make the plan (if delegated)	November 2017
Anticipated date RPA will forward to the Department for notification	November 2017

Table 6: Key Project Timeframes

Supporting Documentation

No.	Document
01 Assessment and Endorsement	
A.	A: Council Report – 22 June 2016; and B: Minutes – 22 June 2016
B.	Section 117 Ministerial Direction Assessment
C.	State Environmental Planning Policy Assessment
02 Land Use Provisions	
A.	Land Use Tables: i. RU6 Transition Zone ii. R2 Low Density Residential Zone iii. SP2 Infrastructure Zone iv. E2 Environmental Conservation Zone
03 Agency Responses	
A.	TBA
04 Mapping	
Existing Provisions	
A.	Land Zoning Map, Sheets 13 & 14: http://www.legislation.nsw.gov.au/maps/35340caf-564e-4dbd-ad45-0162b7d76443/8550_COM_LZN_013_020_20150601.pdf ; and http://www.legislation.nsw.gov.au/maps/4d5a0b51-0100-45b1-bcd9-15831f363a9b/8550_COM_LZN_014_020_20131219.pdf
B.	Lot Size Map, Sheets 13 & 14: http://www.legislation.nsw.gov.au/maps/07950e6a-0fb8-4a38-98b7-e8991433a49b/8550_COM_LSZ_013_020_20150601.pdf ; and http://www.legislation.nsw.gov.au/maps/6ca3cd27-1b8f-46e9-9741-6452ba429ac8/8550_COM_LSZ_014_020_20131219.pdf
Proposed Provisions	
C.	Land Zoning Concept Map
D.	Lot Size Concept Map

05 Supporting Studies	
A.	Response Site Inspection 01092016 and concept Plans 1-5
B.	Vegetation Management Plan – Part 1 of 2
C.	Vegetation Management Plan – Part 2 of 2
D.	Bushfire Protection Assessment, Travers Bushfire and Ecology, September, 2016
E.	Preliminary Site Investigation Contamination, Douglas Partners, February, 2016
F.	i. Ecological Assessment, Everitt Ecology, January 2016 ii. Addendum – Target Orchid Survey, Everitt Ecology, February, 2016
G.	Archaeological Assessment by Archaeological & Heritage Management Solutions, October 2013, including recent AHIMs Database Search and Addendum by Optima Developments, January 2016

Table 7: *Supporting Documentation to the Planning Proposal*

01

Assessment & Endorsement

02

Land Use Provisions

03

Agency Responses

04

Mapping

05

Studies