

Mr David Farmer
Chief Executive Officer
Central Coast Council
PO Box 20
WYONG NSW 2259

Dear Mr Farmer

Central Coast Local Environmental Plan 2022 (PP-2021-445)

I refer to the planning proposal which seeks to make the new Central Coast Local Environmental Plan 2022. The LEP will form the basis for the delivery of Council's vision for future planning in the local government area (LGA) through the Central Coast Local Strategic Planning Statement.

In finalising the planning proposal, the Department prepared several amendments to ensure the final instrument was aligned with updates to policy and Parliamentary Counsel's Office legal drafting standards. These changes also included the provisions proposed under the planning proposal for land at 2, 14, 24 Collingwood Drive & 107 Matcham Road, Matcham.

The plan will commence on 1 August 2022 to enable Council to update necessary systems, processes and policy documents to align with the new instrument.

I am pleased to advise that as the Minister for Planning and Home's delegate, I have made the planning proposal as the new Central Coast Local Environmental Plan 2022 under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*.

Council should continue to work with the Department on the delivery of clause 5.22 within the Central Coast Local Environmental Plan 2022 under the Department's broader Flood Prone Land Package.

I note the commencement of the Central Coast Local Environmental Plan 2022 is the first step in Council's broader LEP review program and the preparation of a stage 2 planning proposal is in progress. The Department recommends the following matters are considered further by Council in future planning proposal(s) to address issues raised in public submissions to the Central Coast Local Environmental Plan 2022:

- prioritisation given to the preparation of a planning proposal for the integration of Deferred Matters land into the Central Coast Local Environmental Plan 2022, in accordance with Council's resolution dated 27 April 2021;
Note: The Department requests to be provided the opportunity to provide input into the proposed methodology, ground truthing and approach for community consultation.

- incorporate Council's adopted plans and strategies in accordance with Council's resolution dated 14 December 2020;
- reconsider suitable land for heavy industries within the LGA;
- reconsider residential flat buildings, multi dwelling housing and serviced apartment uses within the B6 Enterprise Corridor and B7 Business Park zone in line with the Employment Zones Frameworks and Council's local strategies;
- reflect biodiversity conservation principles, and investigate the inclusion of a biodiversity value map;
- a comprehensive assessment of flood planning provision across the LGA including standardisation of the flood planning level;
- consider Council's Environmental Lands Framework, including a mechanism to fund the acquisition and maintenance of conservation in conjunction with Council's Biodiversity Strategy, and appropriate land uses within Standard Instrument zoning; and
- consider land use permissibility holistically, including where agencies have raised issues such as horticulture within the RU5 Village zone; and

I would like to thank Council staff for their collaboration, diligence and expertise in assisting the Department to finalise this planning proposal. We look forward to continuing this approach.

Should you have any enquiries about this matter, I have arranged for Ms Tegan Harris, Senior Planning Officer at the Department of Planning and Environment to assist you. Ms Harris can be contacted on 02 4927 3241.

Yours sincerely



20/06/2022

Malcolm McDonald
Executive Director, Local and Regional Planning
Planning and Land Use Strategy