



June 2022

Kent Plasto
Strategic Land use Planner
Lake Macquarie Council
126-138 Main Road,
Speers Point

Dear Kent,

Referral comments regarding Draft Planning Proposal at 18 Gosford Road Wyee PP 2021-4683

Thank you for the opportunity for Council to provide comment in regard to the proposed rezoning by Lake Macquarie Council at 18 Gosford Road Wyee (Lot 217 DP 755242).

Council have reviewed this Draft Planning Proposal which borders the Central Coast Local Government Area. Council does not have any objections to the proposal proceeding and offers the following comments for consideration, as discussed below.

Planning Proposal South of the Draft PP

The Planning Proposal related to lands at BUSHELLS RIDGE/DOYALSON, 425 Bushells Ridge Road, Bushells Ridge & 10 Wyee Road, Doyalson has been withdrawn by the proponent. Prior to the withdrawal of the subject proposal Central Coast Council was not the planning authority responsible for carriage of the subject proposal. Lake Macquarie Council should endeavour to contact Darkinjung Local Land Council in regards to their future plans for the lands.

Environmental Concerns

Potential impacts to threatened species, core habitat and predicted habitat mapping that borders the subject site. There is also a nearby Wildlife Corridor. Environmental mapping is included in Attachment A.

Drainage Infrastructure

Drainage Catchment infrastructure is located along Gosford Road and Drainage Sub Catchment infrastructure is located along the railway line. Mapping is included in Attachment A.



High Pressure Dangerous Goods Gas Pipeline

A High-pressure Dangerous Goods Gas Pipeline runs east to west along the LGA boundary.

Notwithstanding this, development within the vicinity of a high-pressure gas pipeline is required to undertake a risk assessment in consultation with Jemena to demonstrate compliance with the risk criteria. Additional information regarding risk assessments is provided in attachment A.

Attachment B is the Central Coast map which identifies the location of HP DG pipelines across the LGA.

Ausgrid Power poles

There are three Ausgrid Power poles mapped along Gosford Road (refer to Attachment A).

Engineering Certification Comments:

Contributions

Development of an agreement for shared contributions or similar for the upgrade of Wyee Rd, Bushells Ridge Rd (including realigning of part of this road) & relevant intersections.

- Contribution to or the upgrading of the southern side of Gosford Rd.
- Contribution towards or the undertaking of a staged upgrade of the Gosford Rd / Wyee Rd intersection.

Traffic Impact Assessment:

- It doesn't appear any road safety aspects were assessed as part of the TIA despite the TIA nominating "road safety".
- Current TIAs are to include improved road safety requirements as outlined in many industry documents.
- Council Mapping also indicates that Wyee Road has significant crash history.

To discuss any of the above further, please contact Chelle Leith – Strategic Planner
Chelle.Leith@centralcoast.nsw.gov.au or 02 4350 5134.



Yours sincerely,



Scott Duncan

SECTION MANAGER – LOCAL PLANNING AND POLICY

CL/ Chelle Leith

In response to D15197607
F2017/01072

