



Planning,
Industry &
Environment

IRF21/4980

Gateway determination report – PP-2021-7303

Kariong – Woy Woy Road Residential Rezoning

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Contents

1	Planning proposal	1
1.1	Overview	1
1.2	Objectives of planning proposal	1
1.3	Explanation of provisions	2
1.4	Site description and surrounding area	2
1.5	Mapping	4
1.6	Background	5
2	Need for the planning proposal	5
3	Strategic assessment	5
3.1	Regional Plan	5
3.2	Local	7
3.3	Local planning panel (LPP) recommendation	7
3.4	Section 9.1 Ministerial Directions	8
3.5	State environmental planning policies (SEPPs)	11
4	Site-specific assessment	12
4.1	Environmental	12
4.2	Social and economic	12
4.3	Infrastructure	13
5	Consultation	13
5.1	Community	13
5.2	Agencies	13
6	Timeframe	14
7	Local plan-making authority	14
8	Assessment summary	14
9	Recommendation	15

Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Aboriginal Cultural Heritage Assessment (31 March 2021)
Biodiversity Certification Assessment Report (October 2019)
Preliminary Bushfire Risk Assessment Report (September 2019)
Preliminary Site (Contamination) Assessment (June 2020)
Traffic advice (19 May 2020)
Urban Design Principles (October 2020)
Servicing Report (23 January 2020)

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Central Coast
PPA	Hunter and Central Coast Regional Planning Panel
NAME	Kariong – Woy Woy Road Residential Rezoning
NUMBER	PP-2021-7303
LEP TO BE AMENDED	<i>Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan</i>
ADDRESS	300 Woy Woy Road, Kariong
DESCRIPTION	Lot 512 and Lot 513 DP 727686
RECEIVED	1/10/2021
FILE NO.	IRF21/4980
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal seeks to rezone land at Kariong, comprising part of Lots 512 and 513, DP727686 at Woy Woy Road from E2 Environmental Conservation to part R2 Low Density Residential and E3 Environmental Management. The balance of the land would remain zoned E2 Environmental Conservation.

The planning proposal is intended to facilitate future residential development and an environmental buffer area suitable for a stormwater detention facility. It contains the following objectives and intended outcomes that adequately explain the intent of the planning proposal:

- R2 Low Density Residential zoning will form an extension to the existing urban footprint of Kariong and the proposed minimum lot size is consistent with the existing minimum lot size of similarly zoned land nearby;
- future subdivision of the R2 Low Density Residential zone will include lots larger than the proposed minimum lot size to incorporate asset protection zones and provide a suitable buffer to adjoining large lot residential development;
- future subdivision design will be guided by urban design principles and a development control plan to eliminate the need to map multiple minimum lot sizes within the proposed residential zone;

- an additional permitted use clause will provide flexibility in the built form outcome for the site. The clause will enable a community title subdivision and the ability for housing to be clustered to reduce the footprint of development in response to site constraints and support preservation of landscape features of the site. The clause will restrict the R2 Low Density Residential zoned land to a maximum of 50 dwellings; and
- E3 Environmental Management zone will facilitate the provision of a stormwater detention facility and act as a buffer to the adjoining land to the east and south, which will remain zoned E2 Environmental Conservation. The zoning will ensure that the land south of the electricity easement will not be developed for housing. The proposed minimum lot size (4,000m²) for this land will allow any future detention basin to be contained within a separate lot.

The objectives and intended outcomes of this planning proposal are clear and adequate.

The site was previously zoned Special Uses 5(a) Community Uses under the *Gosford Planning Scheme Ordinance 1968* to facilitate a potential primary school. This suggests that the site has been previously considered suitable for future urban development.

1.3 Explanation of provisions

The planning proposal seeks to amend the *Gosford Local Environmental Plan 2014* or Central Coast Local Environmental Plan per the changes below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	E2 Environmental Conservation	R2 Low Density Residential (5.7ha) E3 Environmental Management (0.4ha) E2 Environmental Conservation (7.1ha)
Minimum lot size	40ha	550m ² on R2 Low Density Residential 4,000m ² on E3 Environmental Management 40ha on E2 Environmental Conservation
Number of dwellings	0	50 dwellings on R2 Low Density Residential
Additional permitted use clause	N/A	<ul style="list-style-type: none"> • Allow attached dwellings, dual occupancies, dwelling houses, semi-detached dwellings, and multiple dwelling housing in a community title scheme; and • Require site specific development control plan.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the planning proposal will be achieved.

1.4 Site description and surrounding area

The site is located at 300 Woy Woy Road, Kariong and is legally described as Lot 512 and Lot 513 DP 727686. It is irregular in shape and has an area of approximately 13.2 hectares.

It is bounded by large lot residential development to the immediate north with low density residential further north, Brisbane Water National Park to the east and south, and Woy Woy Road to the west. On the western side of Woy Woy Road is also low density residential development.

The site comprises bushland with several tracks intersect the site, including the Lyre Trig and Tank Fire Trails. A high voltage power line extends within an east-west easement through the centre of the site.

At the north eastern boundary of the site are two water reservoirs which are owned and managed by Central Coast Council.

The site is positioned near a localised crest, predominately falling to the west characterised by moderately undulating slopes at average longitudinal grades of approximately 10 percent.

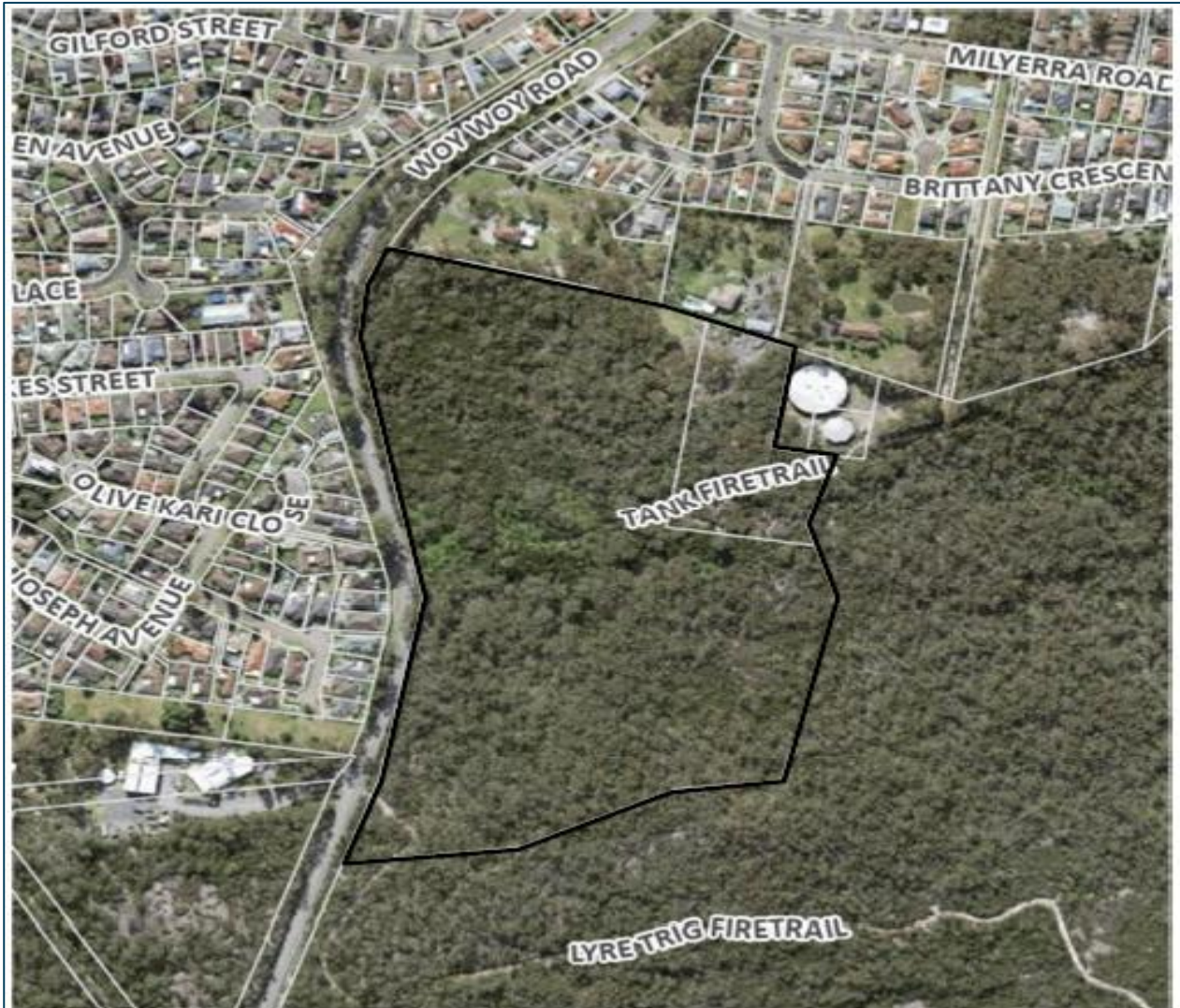


Figure 1 Subject site (source: Darkinjung LALC Planning Proposal – May 2021)

The site is approximately 1km south east of the Kariong village centre. Woy Woy Road links to the Central Coast Highway which is located approximately 1.5km north of the site. Gosford City Centre is located approximately 7.5km north east which includes regional amenities and services.

The site is located approximately 3km to the south of the Somersby Business Park identified within the Southern Growth Corridor in the *Central Coast Regional Plan 2036*.

It also directly adjoins the boundary of the Mount Penang and Kariong centre established in the Somersby to Erina Corridor Strategy, adopted by Central Coast Council on 9 December 2019.

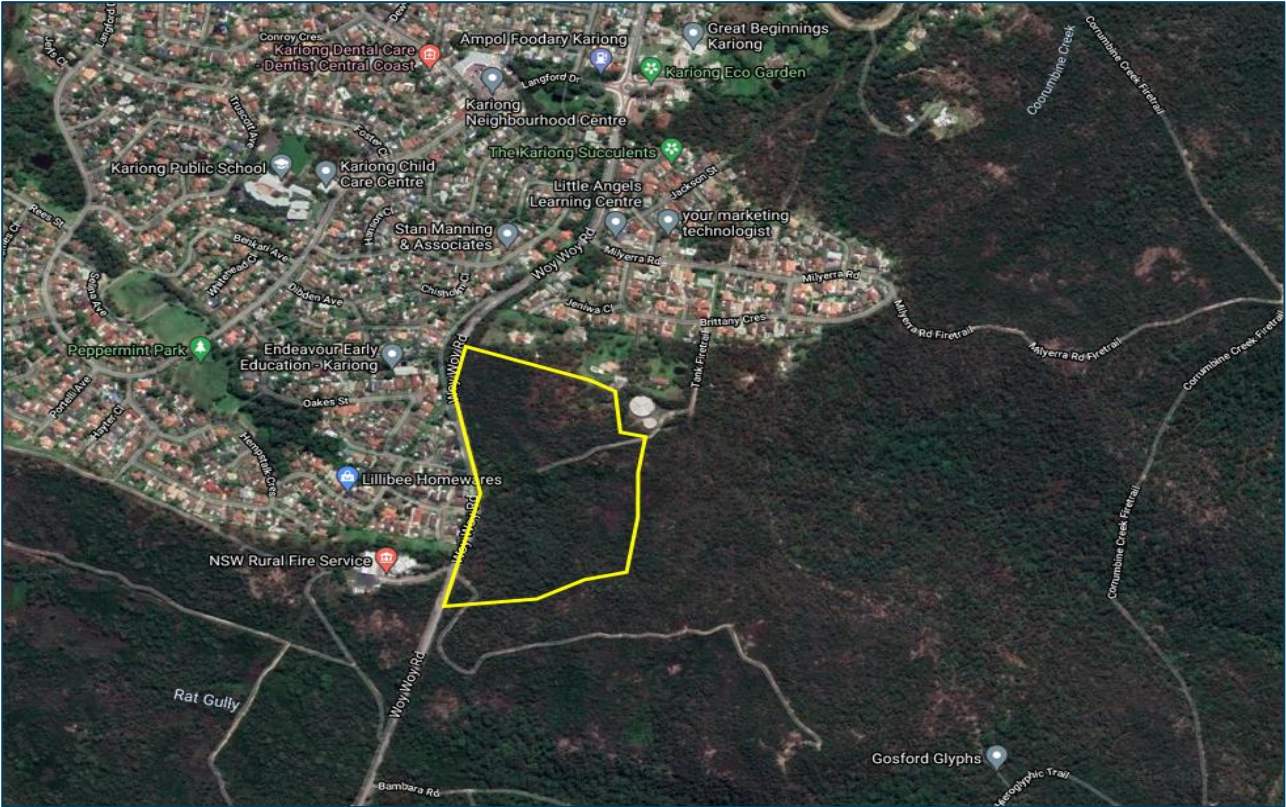


Figure 2 Site context (source: Google map – Dec 2021)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the following maps:

- Land zoning (LZN_015A);
- Lot size (LSZ_015A); and
- Additional permitted uses (APU_015A).

These maps are suitable for public exhibition.

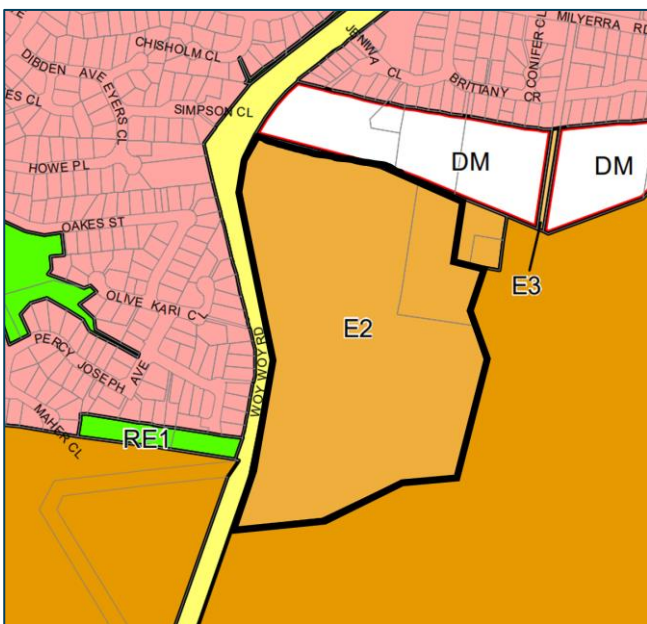


Figure 3 Current zoning map

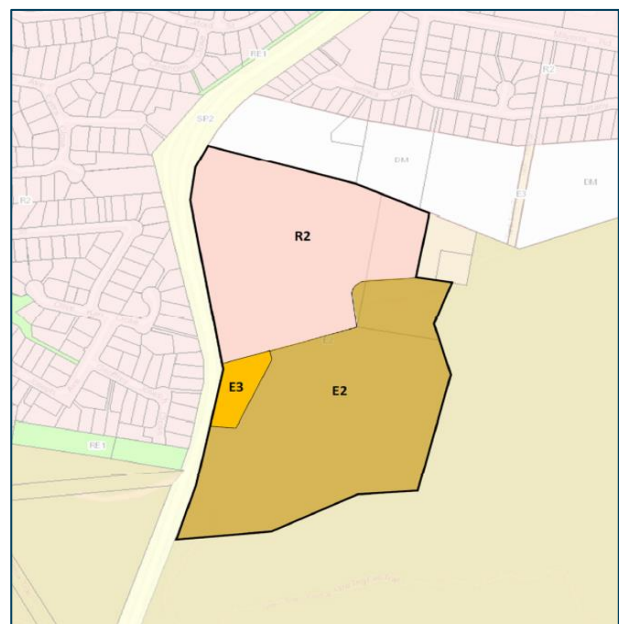


Figure 4 Proposed zoning map

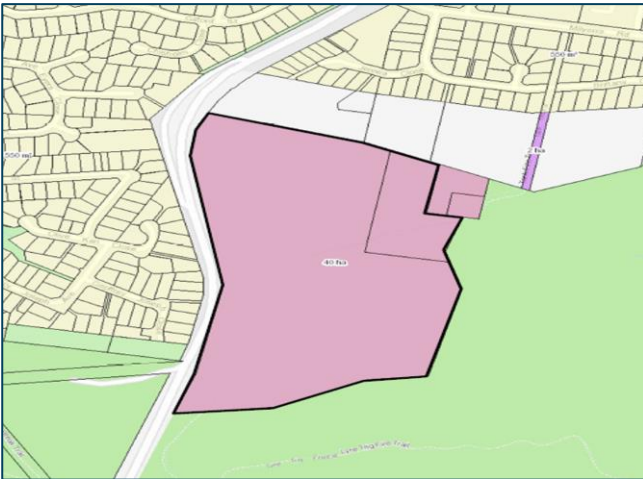


Figure 5 Current lot size map



Figure 6 Proposed lot size map

1.6 Background

On 11 November 2019, Council resolved not to accept the role of planning proposal authority for the planning proposal.

On 18 September 2020, the Hunter and Central Coast Regional Planning Panel appointed itself as the planning proposal authority for the planning proposal in accordance with section 3.32(1) of the *Environmental Planning and Assessment Act 1979*.

2 Need for the planning proposal

The planning proposal as giving effect to the Interim Darkinjung Development Delivery Plan as it relates to one of four strategic development sites identified in the delivery plan.

The Interim Darkinjung Development Delivery Plan identifies the broader economic benefits and the social and environment outcomes that the development of the site can deliver for the Darkinjung Local Aboriginal Land Council. It also identifies the site has having strategic merit based on the broader benefits to Darkinjung and it being a logical expansion of the Kariong urban area that will support the delivery of additional housing for the Central Coast.

The Darkinjung Local Aboriginal Land Council further advised the current zoning of the site restricts the ability to subdivide or develop the land. As such, a planning proposal to rezone the land is the only appropriate means of achieving the objectives of the delivery plan for the site.

3 Strategic assessment

3.1 Central Coast Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the *Central Coast Regional Plan 2036* and draft *Central Coast Regional Plan 2041*.

Central Coast Regional Plan 2036

Regional Plan Directions	Justification
6 – Strengthen the economic self-determination of Aboriginal communities	The planning proposal delivers the Interim Darkinjung Development Delivery Plan and supports Aboriginal people to gain economic benefit from their land for broader regional development, biodiversity and social outcomes.

Regional Plan Directions	Justification
8 – Recognise the cultural landscape of the Central Coast	<p>The site is capable of being developed in a way that respects the scenic values of the location.</p> <p>The proposed residential zoning is located to avoid impacts on known items of Aboriginal cultural heritage, with the exception of one item which, due to its location, is proposed to be conserved via means other than land use zoning.</p>
12 – Protect and manage environmental values	<p>The proposed development area was established following the application of avoidance and mitigation measures.</p> <p>The Darkinjung Local Aboriginal Land Council has indicated it is committed to providing a biodiversity offset strategy that appropriately compensates for any unavoidable loss of biodiversity values.</p> <p>Future development of the site will need to consider a site-specific development control plan, which will be required to include provisions for environmental conservation.</p>
20 – Grow housing choice in and around local centres	The planning proposal has the potential to facilitate up to 50 dwellings near the Kariong local centre, near the western end of the Somersby to Erina growth corridor.
21 – Provide housing choice to meet community needs	The planning proposal will contribute to providing housing diversity around Kariong as a local centre.

Draft Central Coast Regional Plan 2041

Regional Plan Objectives	Justification
2 – Ensure economic self-determination for Aboriginal residents of the Central Coast	The planning proposal delivers the Interim Darkinjung Development Delivery Plan and supports Aboriginal people to gain economic benefit from their land for broader regional development, biodiversity and social outcomes.
3 – Create a 15-minute region made up of mixed, multi-modal, inclusive and vibrant local communities	<p>The area proposed for development adjoins urban land uses to the north and west, and would represent a modest extension to the urban footprint of Kariong.</p> <p>The proposed development is around 700 meters from the Kariong local centre and Kariong Public School, which should be within a 15 minutes bike ride. This would be consistent with the draft Plan.</p>
4 – Plan for “Nimble Neighbourhoods”, diverse housing and sequenced development	The proposed development outcome would represent a dwelling density of around 8 dwellings per hectare, which is significantly lower than the optimal target of 50-75 dwellings per hectare. In this case, the lower density is justifiable due to the site constraints.
Narara District planning priorities	
<ul style="list-style-type: none"> Somersby to Erina Corridor 	The impact of the planning proposal on population targets for Kariong is recognised in the corridor strategy.

<ul style="list-style-type: none"> • 15-minute district 	The planning proposal contributes to the creation of a 15-minute neighbourhood by locating development near an existing local centre and offering mixed land uses that promote shorter distances between dwellings and services.
<ul style="list-style-type: none"> • Green infrastructure and quality open spaces 	The planning proposal is in proximity to high quality open space and will enable green-oriented development near an existing local centre

3.2 Local

The planning proposal states it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Central Coast Community Strategic Plan – One Central Coast	<p>The planning proposal is consistent with the key focus areas and strategies contained in the strategic plan, in particular, the goal of achieving a balanced and sustainable development by:</p> <ul style="list-style-type: none"> • ensuring land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management; and • providing a range of housing options to meet the diverse and changing needs of the community.
Local Strategic Planning Statement	<p>The planning proposal is consistent with the planning priorities on aligning development to infrastructure capacity and providing for the housing needs of the growing region.</p> <p>The site is highlighted in the housing precincts map of the planning statement as one of the lands in the local council under the Aboriginal Lands SEPP.</p>
Somersby to Erina Corridor Strategy	<p>The strategy recognises the impact of the planning proposal on population targets for Kariong.</p> <p>The planning proposal will build on and enhance the existing residential amenity of Kariong, consistent with the Strategy's objective for Kariong to remain a low scale existing residential suburb.</p>

3.3 Regional Planning Panel independent proposal review

The Darkinjung Local Aboriginal Land Council requested the Hunter and Central Coast Regional Planning Panel to undertake an independent proposal review of the planning proposal in accordance with *Planning Circular PS19-003 (Independent review for planning proposals for identified Aboriginal lands)*.

The matter was initially considered in April 2020, when it was determined that although the site had strategic merit, the Panel could not be satisfied based on the information provided that the site has site-specific merit.

Upon provision of additional information, the Panel determined on 20 June 2020 that the planning proposal should be submitted for a Gateway determination because the proposal has demonstrated strategic and site-specific merit.

The Panel recommended that the planning proposal respond to or incorporate:

- urban design principles and controls to guide the interface with adjoining land uses;
- access and connectivity principles to provide safe integration with the existing transport network;
- landscape principles for visual transition and protect significant vegetation;
- principles for the treatment of areas of aboriginal cultural significance;
- site constraints and traffic impacts;
- matters raised by Central Coast Council;
- management of environmental lands and credit;
- zoning and controls that respond to site constraints; and
- preparation of a site-specific development control plan to be exhibited with the planning proposal.

The Panel, as planning proposal authority, will need to satisfy itself that the planning proposal has addressed the above matters prior to finalisation.

In terms of the considerations for the Gateway determination, the principles set out by the Panel are usually part of a development control plan, rather than a planning proposal. The additional permitted use clause will require a site-specific development control plan prior to development consent being granted.

Further consultation is also recommended to address relevant above matters that relate to section 9.1 Ministerial directions.

3.4 Section 9.1 Ministerial directions

The planning proposal's consistency with relevant section 9.1 Ministerial directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable	<p>The site is currently zoned E2 Environmental Conservation, which would prohibit the extraction of coal, other minerals, petroleum and extractive materials.</p> <p>The proposed rezoning of the site to part R2 Low Density Residential and E3 Environmental Management would not have the effect of prohibiting activities already prohibited.</p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
2.1 Environment Protection Zones	No	<p>The proposed rezoning of the site to part R2 Low Density Residential and part E3 Environmental Management zones will result in a reduction of environmental protection standards that apply to the land.</p> <p>The biodiversity certification assessment report submitted in support of the planning proposal identified threatened species within the proposed development footprint. While the current proposed footprint will impact on threatened species habitat and endangered ecological communities, the report concludes sufficient offset opportunities are likely to be available across the wider site to the south, via additional Stewardship Agreements on Darkinjung Local Aboriginal Land Council land, purchasing of credits from the market and/or via payments to the Biodiversity Conservation Trust in accordance with the Biodiversity Offsets Scheme.</p> <p>The Darkinjung Local Aboriginal Land Council has stated it is committed to delivering a biodiversity offset strategy that appropriately compensates for the unavoidable loss of biodiversity values as a result of the planning proposal.</p> <p>Consistency with this direction should be addressed following consultation with the Biodiversity and Conservation Division.</p>
2.3 Heritage Conservation	No	<p>The site is affected by Aboriginal heritage. The portion of the site to be rezoned for low density residential development has avoided these items of Aboriginal heritage significance, with the exception of one item which, due to its location, is proposed to be conserved via means other than land use zoning.</p> <p>The site does not contain any non-Aboriginal heritage items of significance listed in the <i>Gosford Local Environmental Plan 2014</i> or the State Heritage Register. It is also not located within a heritage conservation area.</p> <p>Consultation should be undertaken with Heritage NSW to confirm consistency with the direction.</p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
2.6 Remediation of Contaminated Land	Yes	<p>The preliminary site contamination assessment report submitted with the planning proposal concludes that:</p> <ul style="list-style-type: none"> • asbestos containing material (ACM) was identified in one of the four stockpile samples from the area proposed for residential development. Concentrations were not considered to pose a risk to human health. • two locations within the proposed residential zone returned total recoverable hydrocarbons concentrations in excess of the ecological criteria but as these locations were outside the proposed Environmental Conservation zone, they are not considered to pose a constraint to the development. • no suspected contamination or illegal dumping of waste was identified within the proposed Environmental Conservation zone. • conditions at the site are suitable for the proposed residential zone and Environmental Conservation zone. <p>The planning proposal should be updated to address consistency with this direction.</p>
3.1 Residential Zones	No	<p>The direction applies as residential development is proposed to be permitted on the site. The planning proposal seeks to provide a variety and choice of housing types to provide for existing and future housing needs, with access to existing infrastructure and services.</p> <p>Consultation with Central Coast Council, as the water and sewer authority, is recommended to determine consistency with part 5(a) of the direction.</p>
3.4 Integrating Land Use and Transport	No	<p>The direction applies as the proposal will create a residential zone on the site.</p> <p>The site directly adjoins the existing urban footprint of Kariong, which contains a small centre and is serviced by the Central Coast bus network.</p> <p>The traffic advice submitted with the planning proposal concluded that a review of the potential traffic generation and access requirements for the rezoning of the subject land indicate that access can be provided onto Woy Woy Road in a manner consistent with Austroads requirements. As such there are no impediments on access grounds to this rezoning.</p> <p>Consultation with Transport for NSW is recommended to determine consistency with the direction.</p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
4.1 Acid Sulfate Soils	No	<p>The site is classified as Class 5 on Council's Acid Sulfate Soils (ASS) map and this is confirmed in the Preliminary Site (Contamination) Assessment report submitted with the planning proposal.</p> <p>Council's local environmental plan and development control plan contain appropriate controls to ensure future development avoids significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.</p> <p>The inconsistency of the planning proposal with this direction is considered of minor significance.</p>
4.4 Planning for Bushfire Protection	No	<p>The direction applies as the site is bushfire prone land. A preliminary bushfire risk assessment report was submitted with the planning proposal. The report concluded that if the proposed development, asset protection zones, access and water supply facilities within the site are constructed / designed / maintained in accordance with the report recommendations, the aims, objectives and performance requirements under the <i>Planning for Bushfire Protection 2019</i> can be satisfied.</p> <p>Consultation with the NSW Rural Fire Service is required to confirm compliance with requirements and to establish consistency with this direction.</p>

3.5 State environmental planning policies (SEPPs)

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
SEPP (Aboriginal Land) 2019	The policy aims for the consideration of development delivery plans when considering development applications within the lands to which the policy applies.	Yes	<p>The site is included in the land application map of the planning policy.</p> <p>The planning proposal gives effect to the Interim Darkinjung Development Delivery Plan and is consistent with the planning policy.</p>

SEPP 19 – Bushland in Urban Areas	The planning policy aims to prioritise the conservation of bushland in urban areas and requires consideration of the policy aims in preparing a local environmental plan. Retaining bushland should be a priority, unless significant environmental, economic or social benefits and outcomes outweigh the value of the bushland.	No	<p>While the planning proposal will result in the removal of bushland, a significant portion of the site will remain undisturbed and contained in an E2 Environmental Conservation zone.</p> <p>The planning proposal promotes social and economic opportunities for the local Aboriginal community by supporting economic self-determination of the Darkinjung Local Aboriginal Land Council consistent with the objectives of the Aboriginal Land Planning Framework.</p> <p>Consistency with the planning policy will need to be reviewed/revisited at the development application stage.</p>
SEPP (Koala Habitat Protection) 2021	The planning policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.	Yes	<p>The biodiversity certification assessment report prepared for the planning proposal advised that koalas were not detected on the site.</p> <p>The planning proposal is consistent with the planning policy.</p>

4 Site-specific assessment

4.1 Environmental

The Department is currently preparing a Central Coast Strategic Conservation Plan. The principle of avoid and minimise impact has been applied and informed the strategic conservation plan.

An endangered ecological community has been identified at the southern end of the proposed R2 Low Density Residential zone. However, containing this within the E2 Environmental Conservation zone would lead to increased bushfire hazard on the remaining proposed residential area. As a result, the original proposed land use zone distribution submitted by the proponent has been maintained.

4.2 Social and economic

The planning proposal will provide the opportunity for housing diversity on a site with good access to local schools and services with the Kariong local centre being located nearby. There area is serviced by the Central Coast bus network with connections to the broader public transport network.

The planning proposal is also consistent with the vision of the Darkinjung Community Land and Business Plan to strengthen and empower our community for all generations.

The planning proposal is part of a development pipeline to provide sustainable economic development opportunities for the Aboriginal community of the Central Coast. Rules governing local aboriginal land councils require profit from land development to be reinvested into the Aboriginal community.

This economic development opportunity is created through the delivery of homes and a living environment that will help empower the community to develop culturally and economically.

4.3 Infrastructure

The planning proposal is supported by a servicing report which concludes the site has sufficient capacity to accommodate the proposed rezoning, subject to further investigations required to support detailed design of the subdivision application.

Augmentation to existing infrastructure would be undertaken by the proponent in conjunction with infrastructure authorities and neighbouring development.

The planning proposal currently considers access from Woy Woy Road, but other options could be considered at the development application stage such as access from the existing fire trail to the north-east.

5 Consultation

5.1 Community

A community consultation period of 28 days is proposed for the planning proposal.

The exhibition period proposed is considered appropriate, and forms part of the conditions of the Gateway determination.

5.2 Agencies

Initial agency consultation has occurred with the following advice provided:

NSW Rural Fire Service

Preliminary advice received from the NSW Rural Fire Service raises no specific objection to the proposal, however, it identifies further requirements for the planning proposal to satisfy.

In particular, it must demonstrate how future proposed subdivision will be able to comply with acceptable solutions within *Planning for Bushfire Protection 2019*.

Biodiversity Conservation Division

The Biodiversity Conservation Division notes the Central Coast Strategic Conservation Plan will provide sufficient justification (under Direction 2.1 (6)(b)).

Further consultation will be required regarding other biodiversity assessment pathways that may form the offset strategy as referenced in the biodiversity certification assessment report.

National Parks and Wildlife Service

Preliminary consultation with National Parks and Wildlife Service has led to consideration being given to possible incorporation of the proposed E2 Environmental Conservation zone area of the site within the adjoining National Park. If this occurred, the planning proposal would be adjusted to zone that portion of the site E1 National Parks and Nature Reserves.

It is recommended the following agencies be consulted and given 21 days to comment:

- NSW Rural Fire Service;
- Biodiversity Conservation Division;
- Heritage NSW;
- Transport for NSW;
- Central Coast Council (Water and Sewer Authority); and
- National Parks and Wildlife Service.

6 Timeframe

A 12 month time frame to complete the local environmental plan is proposed. The Department supports this time frame (of 12 months) to ensure it is completed in line with its commitment to reduce processing times.

It is recommended that if the Gateway is supported it also includes conditions requiring the planning proposal authority to exhibit and report on the proposal by specified milestone dates.

A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council is not the planning proposal authority for this planning proposal and has not requested delegation to be the local plan-making authority.

As the site/planning proposal is complex and potentially contentious, the Department recommends the Minister's delegate be the local plan-making authority for this planning proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- it gives effect to the objectives of the Aboriginal Land SEPP and Interim Darkinjung Development Delivery Plan;
- it demonstrates progressing development outcomes for the site which is a priority site under the Aboriginal Land SEPP and Interim Darkinjung Development Delivery Plan;
- it gives effects to the objectives of the *Central Coast Regional Plan 2036* and draft Central Coast Regional Plan 2041 to strengthen the economic self-determination of Aboriginal communities in the Central Coast;
- it has demonstrated strategic and site-specific merit as reviewed and supported by the Hunter and Central Coast Regional Planning Panel;
- preliminary consultation with NSW Rural Fire Service, Biodiversity Conservation Division and National Parks and Wildlife Services have not raised an objection to the planning proposal; and
- it is consistent with relevant state environmental planning policies and strategic plans.

Based on the assessment outlined in this report, the planning proposal must be updated before consultation to address the following requirements from Council, the regional planning panel and agencies:

- the proposed additional permitted use clause and corresponding proposed map consistent with the existing mapping protocol under Gosford Local Environmental Plan 2014 or Central Coast Local Environmental Plan; and
- preparation of a strategic bushfire assessment.

9 Recommendation

It is recommended the delegate of the Secretary:

- agree any inconsistencies with section 9.1 Ministerial direction 4.1 Acid Sulfate Soils is minor and justified;
- note the consistency with the following section 9.1 Ministerial directions is unresolved and will require justification:
 - 1.3 Mining, Petroleum Production and Extractive Industries;
 - 2.1 Environment Protection Zones;
 - 2.3 Heritage Conservation;
 - 3.4 Integrating Land Use and Transport; and
 - 4.4 Planning for Bushfire Protection.

It is recommended the delegate of the Minister for Planning and Public Spaces determine the planning proposal should proceed subject to the following conditions:

1. The planning proposal is to be updated to:
 - include the proposed additional permitted use map;
 - incorporate the outcomes of the strategic bushfire assessment;
 - update the response to section 9.1 Direction 2.6 (Remediation of Contaminated Land); and
2. Consultation is required with the following public authorities:
 - NSW Rural Fire Service;
 - Biodiversity Conservation Division;
 - Heritage NSW;
 - Central Coast Council – Water and Sewer Authority;
 - Transport for NSW; and
 - National Parks and Wildlife Service.
3. The planning proposal should be made available for community consultation for a minimum of 28 days.
4. The planning proposal be exhibited not later than 1 June 2022.
5. The timeframe for completing the local environmental plan is to be 12 months from the date of the Gateway determination.
6. Given that the proposal has been allocated to the Hunter and Central Coast Regional Planning Panel as planning proposal authority, Council should not be authorised to be the local plan-making authority.



16/12/2021

(Signature)

(Date)

William Oxley

Manager, Central Coast and Hunter Region



_____ (Signature)

16/12/2021

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