



Wyong Shire Council
Planning Proposal
425 Bushells Ridge Road, Bushells Ridge
& 10 Wyee Road, Doyalson

RZ/4/2014;
February 2016



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& 10 Wyee Road, Doyalson

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Gateway Determination version

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Lot 111 DP 755245, Lot 108 DP 755245, Lot 191 DP 1032847, Lot 107 DP 755245, Lot 110 DP 745245 & Lot 109 DP 755245, 425 Bushells Ridge Road, Bushells Ridge

Lot 204 DP 1117900, 10 Wyee Road, Doyalson

File No. RZ/4/2014

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Introduction & Locality Context

Site 1: 425 Bushells Ridge Road, Bushells Ridge

This site is approximately 60 hectares and is located to the south of Bushells Ridge Road, directly south of the recent Wyee residential rezoning undertaken by Lake Macquarie City Council.

The site was the subject of a Part 3A Major Projects industrial subdivision application which was withdrawn by the proponent in 2012. Since that time alternate development opportunities have been considered.

The site is currently zoned INI General Industrial and E2 Environmental Conservation and proposed to be rezoned to R2 Low Density Residential and R5 Large Lot Residential.

Site 2: 10 Wyee Road, Doyalson

This site is approximately 35 hectares of land located on the corner of Gosford Road, Wyee Road and the Sydney-Newcastle Railway, at the southern entry to the township of Wyee.

This site is currently zoned RU6 – Transition and E2 Environmental Conservation.

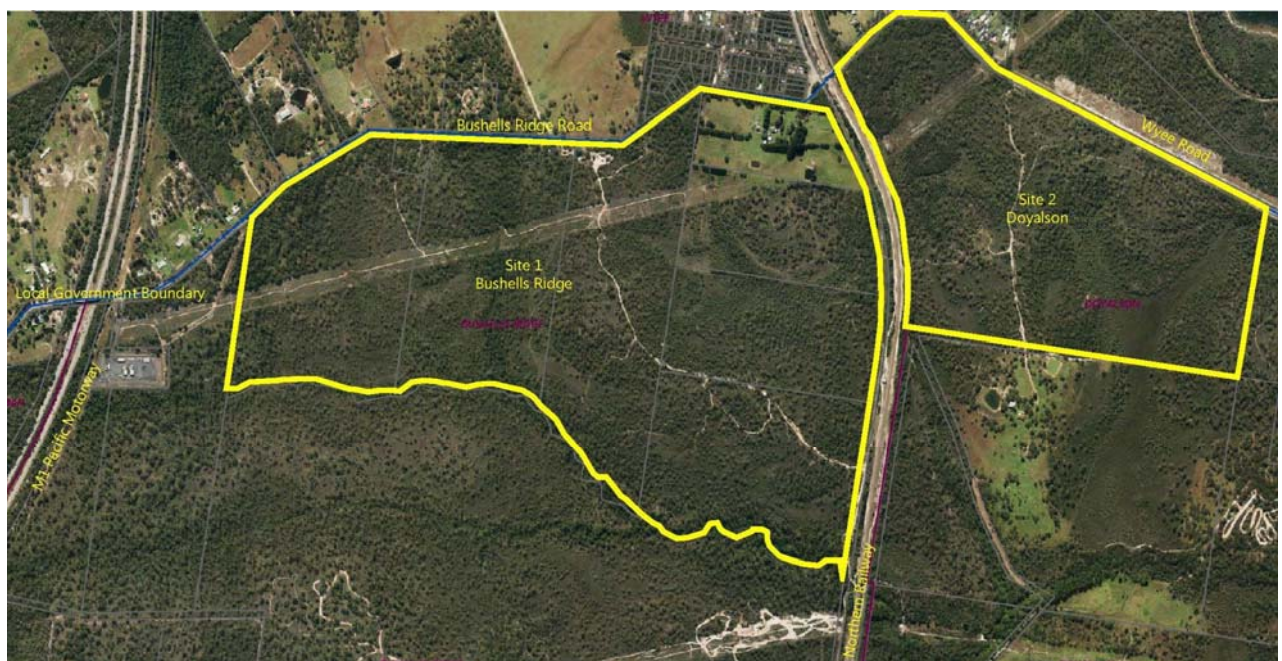


Figure 1 Contextual Locality Plan

A proposed development concept for both sites is provided in Figure 2.



Figure 2 *Proposed Development Concept (subject to further development application & assessment). Image courtesy ADW Johnson, 2014*

Part 1 Objectives or Intended Outcomes

The objective of this proposal is to rezone Site 1 (Bushells Ridge) from INI General Industrial and E2 Environmental Conservation to R2 Low Density Residential and R5 Large Lot Residential. Site 2 (Doyalson) is proposed to be rezoned from RU6 – Transition and E2 Environmental Conservation to R2 Low Density Residential and B1 Neighbourhood Centre.

Portions of both sites are also expected to be rezoned to E2 Environmental Conservation to offset development impacts. Proposed zone boundaries will be subject to further refinement and will need to be supported by further investigations. Areas of both sites, may also be identified for other zonings, such as E3 – Environmental Management, RE2 Private Recreation or SP2- Infrastructure.

Some areas of both sites may need to be subject to acquisition for road widening purposes.

The intended outcome of the proposal is to enable low density and large lot residential development on Site 1 (Bushells Ridge) and low density residential development and a neighbourhood centre on Site 2 (Doyalson).

Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to Wyong Local Environmental Plan (LEP) 2013. The following table identifies the proposed amendments:

Existing Provision	Proposed Amendment
Land Reservation Acquisition Map New Map 8550_COM_LRA_ 012_020_20XXXXXX	- Identify parts of Lot 111 DP 755245, Lot 108 DP 755245, Lot 191 DP 1032847, Lot 107 DP 755245, Lot 110 DP 745245 & Lot 109 DP 755245 and 204 DP 1117900 subject to acquisition for road widening purposes.
Land Zoning Map Amendment of 8550_COM_LZN_ 012_040_20131219	- Rezone parts of Lot 111 DP 755245, Lot 108 DP 755245, Lot 191 DP 1032847, Lot 107 DP 755245, Lot 110 DP 745245 & Lot 109 DP 755245 from IN1 General Industrial to R2 Low Density Residential and R5 Large Lot Residential. - Retain and rezone the remainder of Lot 111 DP 755245, Lot 108 DP 755245, Lot 191 DP 1032847, Lot 107 DP 755245, Lot 110 DP 745245 & Lot 109 DP 755245 to E2 Conservation and/or E3 Environmental Management and/or RE2 Private Recreation. - Rezone Lot 204 DP 1117900 from E2 Conservation to R2 Low Density Residential, B1 Neighbourhood Centre, and E3 Environmental Management and/or RE2 Private Recreation. - Retain and rezone the remainder of Lot 204 DP 1117900 E2 Conservation.
Lot Size Map Amendment to 8550_COM_LSZ_ 012_020_20131219	- Amend the minimum lot size maps as per the following for each zone identified above: ▪ R2 – 450m² ▪ R5 – 2,000m² ▪ E2 – 40ha ▪ E3 – 40ha ▪ RE2 - Nil ▪ B1 - Nil
Urban Release Area Map New Map 8550_COM_URA_ 012_040_20XXXXXX	- Identify Lot 111 DP 755245, Lot 108 DP 755245, Lot 191 DP 1032847, Lot 107 DP 755245, Lot 110 DP 745245 & Lot 109 DP 755245 and 204 DP 1117900 as an Urban Release Area, subject to the provisions of Wyong LEP 2013 Part 6.

Table 1 – Explanation of Map and Instrument Amendments

Wyang Settlement Strategy

Wyang Council's Settlement Strategy (WSS) was prepared to support the preparation of Council's Standard Instrument (SI) LEP 2013. The land use component of this strategy has been endorsed by the Department of Planning and Environment (DP&E).

The WSS supports the provisions of the NWSSP and recognises that any future decisions in relation to sites identified as being 'Strategically Constrained' will depend on favourable outcomes from additional landuse investigations. Such investigations would be required to determine the suitability of each site for future development and/or green corridors.

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

There are no other alternative avenues to achieve the objectives/intended outcomes.

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, 2008 and North Wyong Shire Structure Plan, 2012

The Central Coast Regional Strategy (CCRS) and complementary North Wyong Shire Structure Plan (NWSSP) identify the sites as 'Strategically Located Constrained Sites'. The plan also identifies a green corridor pathway in the southern section of Site 1 (Bushells Ridge) (see Figures 4).



Figure 4 NWSSP Context

Staging of any future urban land rezoning within the 'strategically located' area should be consistent with the staging identified for the adjoining land. Most of the adjoining development precincts surrounding the subject site are identified for release in the long term, therefore the early release of the subject site conflicts with NWSSP timeframes.

The NWSPP provides a framework and context for identifying and assessing future development opportunities in these areas against which planning proposals are to be prepared and considered. The NWSPP identifies the following issues to be addressed:

- More detailed understanding of the environmental features of the land and opportunities to contribute to the proposed corridor and habitat networks;
- Resource extraction potential related to proposed coal mining and clay extraction (where these localised impacts occur);
- Opportunities to offset vegetation losses within future development areas;
- How the proposed development will relate to future development and the green corridor; and
- The need for additional residential or employment uses to meet future demand.

These matters although addressed in part by existing technical investigations (see Supporting Documentation – Studies) will be required to be more thoroughly examined through additional studies.

Impacts on green corridors and linkages in the NWSPP will also need further justification and input from OEH, this will also require examination of the cumulative impacts of other proposals on linkages and threatened species e.g. Wallarah 2 Coal Mine, Clay mining and the CASAR motor sports project.

The proposal is considered to be generally consistent with the Central Coast Regional Strategy (CCRS) (refer to Supporting Documentation – Assessment & Endorsement).

Draft Central Coast Regional Plan, 2015

The draft Central Coast Regional Plan (dRRCP) has recently been publicly exhibited and identifies the Bushells Ridge Employment Precinct (where Site 1 is located) as a focus area to increase employment development over the medium to long term. It is acknowledged that infrastructure, mining and biodiversity issues require resolution in this location. Site 2 is shown as an area of high environmental value in the Environmental Assets Map contained in the dRRCP.

Regional Economic Development and Employment Strategy, 2010

The Regional Economic Development and Employment Strategy (REDES) was developed through a partnership between the NSW Government, Regional Development Australia Central Coast (RDACC), Gosford City Council and Wyong Shire Council.

Short term employment opportunities would be created through associated planning and residential construction work. Long term employment particularly in the retail sector will be provided by the proposed neighbourhood centre. Additional employment will be generated with the maintenance of biodiversity offsets.

It is noted that in rezoning Site 1 (Bushells Ridge) from IN1 General Industrial to allow for residential development there will be a loss of available employment lands. Any loss of IN1 zoned land is expected to be balanced out by the creation of an additional 45 Ha of land as part of proposed the Wallarah Industrial Estate (which forms part of the Darkinjung LALC multi site rezoning proposal).

Wyong Shire Settlement Strategy, 2013

The proposal is generally consistent with the considerations of the Wyong Shire Settlement Strategy (WSSS) with the exception of general location of the development sites and the timing for land releases as per the staging plan identified in the NWSSP.

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

An assessment of the proposal against the 8 objectives and key actions of the Wyong Shire Council *Community Strategic Plan 2030* has been undertaken (see Supporting Documentation – *Assessment & Endorsement*). The following three (3) objectives are considered relevant to the proposal:

- There will be ease of travel
- Communities will have a range of facilities and services; and
- Areas of natural value will be enhanced and maintained.

The proposal is consistent with relevant objectives of the plan.

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 below.

State Environmental Planning Policy	Comment
SEPP No. 14 – Wetlands	
Aims to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the state.	Not Applicable
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	Subject to the findings of further investigative fauna studies, consideration of the proposal against SEPP 44 – Koala Habitat will be required.
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	To address SEPP 55 Contaminated Land, a Phase 1 Contaminated Lands Assessment will be undertaken by a suitably qualified geotechnical engineer who will review the site(s) history and undertake necessary fieldwork to establish the potential risk of site contamination resulting from past activities.

State Environmental Planning Policy	Comment
requirements.	
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, and 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 (l) to encourage a strategic approach to coastal	Not Applicable

State Environmental Planning Policy	Comment
management.	
Mining, Petroleum & Extractive Industries	
Aims: (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (b1) to promote the development of significant mineral resources, and (c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and (d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.	Site 2 (Doyalson) is located within a Mine Subsidence District. The Mine Subsidence Board (MSB) will be consulted as the Planning Proposal is developed. Many areas within the NWSSP area are proposed for future underground coal mining. This is why a number of the future development precincts within the NWSSP are identified as long term urban development areas. The nature of mining impacts and the stance of the MSB on areas proposed to be rezoned is not known at present. It is possible that the timing of mining activities could lead to modifications being made to the Planning Proposal due to timing of mining and impacts on surface development in some locations. The Department of Investment – Resources and Energy and lease owners will also be required to be consulted, to determine the impact on and of coal and mineral resource extraction in the future.

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 Attachments of this proposal.

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	Y	N
1.2	Rural Zones	Y	Y
1.3	Mining, Petroleum Production and Extractive Industries	Y	TBD
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Y	TBD
2.2	Coastal Protection	N	N/A
2.3	Heritage Conservation	Y	TBD
2.4	Recreation Vehicle Areas	Y	Y
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	Y	TBD
4.2	Mine Subsidence and Unstable Land	Y	TBD

No.	Direction	Applicable	Consistent
4.3	Flood Prone Land	TBD	TBD
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			
5.1	Implementation of Regional Strategies	Y	N
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
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	TBD
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

It is expected that development provisions will be required to be developed to ensure that relevant matters below will be addressed by future development applications for subdivision and development of the subject land. Relevant provisions are proposed to be incorporated in a future amendment of Development Control Plan (DCP) 2013 as a site specific Chapter in part 6 of the DCP.

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?

Ecological investigations have been undertaken to develop a land use strategy for Sites 1 and 2 as well as other sites in the same ownership (subject to separate Planning Proposals).

The relationship of the proposed development sites to wildlife corridors in the NWSSP is shown in Figure 5. The main ecological issues with the proposal are discussed under the following sub-headings.

Wildlife Corridors

A number of major wildlife corridor linkages and green corridor areas are identified in the NWSSP. The rezoning proposal impacts on a number of these linkages and corridor outcomes and some changes will need to be made to the Planning Proposal ensure consistency with the NWSSP and to ensure that corridor linkages are correctly sized and provided when required. The Office of Environment and Heritage (OEH) will also be consulted as part of the rezoning process.

Environmental Offsets

Most of the proposed offsets have not been subjected to detailed ecological surveys, however, they are for the most part considered to contain important ecological attributes. Proposed offsets occur on land identified as Green Corridors and Strategically Located/Constrained sites category within the NWSSP.

The exact dimensions of these offsets may change depending on the results of proposed ecological assessments and whether Crown Lands Claims are resolved (note some of the proposed offsets occur on lands currently owned by the Crown). Environmental offsets are proposed to be zoned E2-Environmental Conservation and are shown on the draft zoning map (see Supporting Documentation – *Mapping*).

Offsets identified are also proposed to offset the impacts of development of other sites (subject to separate Planning Proposals) under the same ownership.

Figur

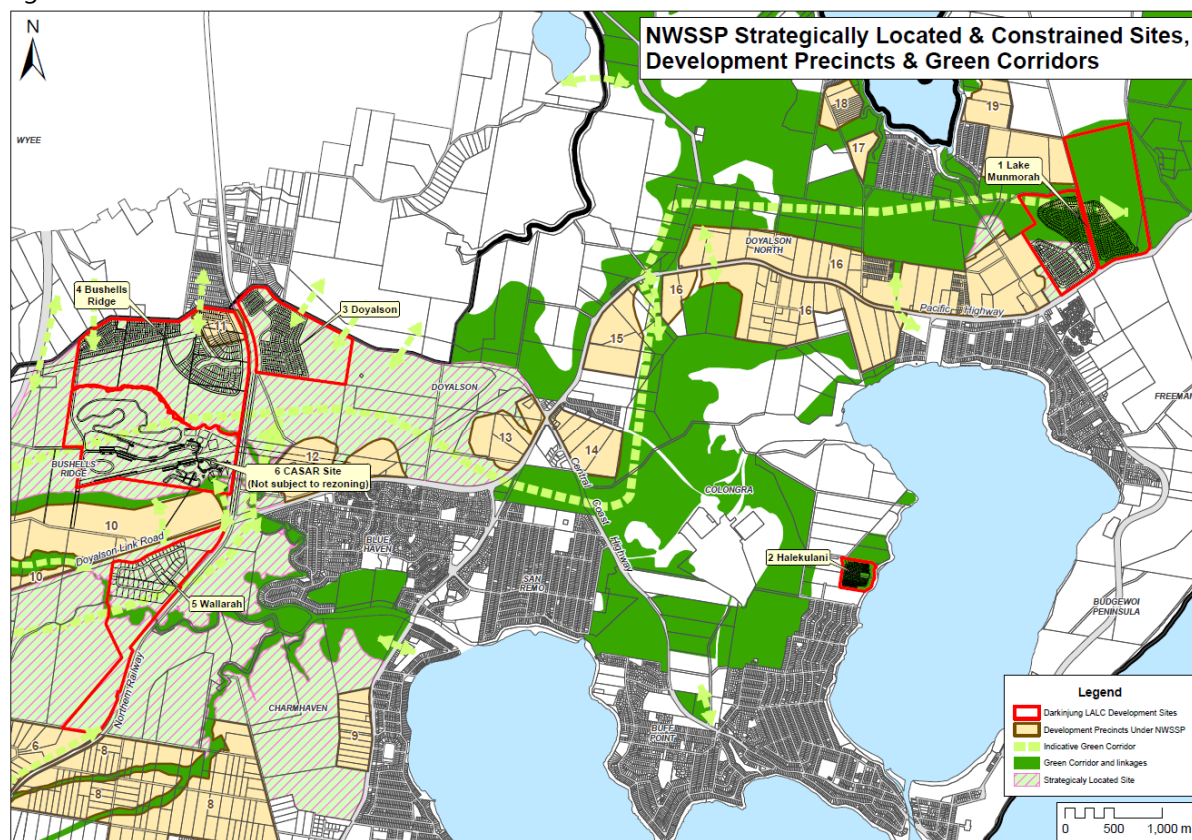


Figure 5: NWSSP Strategically located and constrained sites, development precincts and green corridors

Proposed Biodiversity Certification

Ecological survey data has been compiled within an Ecological Inventory Report (see Supporting Documentation - *Studies*) on landholdings on land owned and claimed by the Darkinjung LALC which are identified within the NWSSP. This dataset will be further built upon to support a future biodiversity certification application.

The Biodiversity Conservation Assessment Methodology (BCAM) is a transparent methodology that is used to assess the impacts on biodiversity arising from large development projects and conservation outcomes consistent with NSW and Commonwealth offset policies, including a 'improve and maintain' outcome. BCAM also requires targeted surveys for threatened flora and fauna to be conducted as well.

Under the BCAM approach targeted surveys are not required on all species e.g. Squirrel Gliders and Masked Owls as they are assumed to be present in designated ecosystem types.

Large areas of habitat for the following threatened species will be impacted and included within environmental future offsets:

- Eastern Chestnut Mouse
- Wallum Froglet
- *Angophora inopina*
- *Acacia bynoeana*

- *Tetratheca juncea*

The proponent seeks to biodiversity certify the proposed development lands in order to provide certainty of development outcomes into the future. Only a 'planning authority' can make application for biodiversity certification (in this instance it is likely to be Wyong Shire Council) in accordance with the rules established under BCAM.

The Proponent for the site will be seeking a variation to the BCAM rules in order to remain as the long-term responsible land owner and manager of the environmental offsets created through this process.

The proponent has also indicated that they may seek to negotiate their own offset agreement with the NSW State Government, however this would require new legislation to be drafted to enable this to be explored as an alternative to offset methodologies which are approved by the NSW Government.

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 sites are classified as "bushfire prone land". Future development will need to adopt appropriate Asset Protection Zones (APZ's) and incorporate these requirements into future street layouts and dwelling setbacks. An assessment of the proposal against Planning for Bushfire Protection 2006, and other relevant guidelines will be required as a development concept for the site is developed. All APZ requirements will need to be incorporated into the areas proposed to be rezoned. Council will consult with the Rural Fire Service (RFS) to confirm bushfire planning requirements.

Natural Resources

Mineral Resources - Extraction & Subsidence

Site 2 (Doyalson) is located within a Mine Subsidence District. The Mine Subsidence Board (MSB) will be consulted as the Planning Proposal is developed. The nature of mining impacts and the stance of the MSB on areas proposed to be rezoned is not known at present.

It is possible that the timing of mining activities could lead to modifications being made to the Planning Proposal due to timing of mining and impacts on surface development in some locations.

The Department of Investment (DTI) – Resources and Energy and lease owners will also be required to be consulted, to determine the impact on and of coal and mineral resource extraction in the future.

Aboriginal and European Cultural Heritage Items

Both sites are known to contain sites listed on the Aboriginal Heritage Information Management System (AHIMS). The rezoning will need to be supported by further Aboriginal Archaeological investigations which will involve reviewing relevant registers, undertaking community consultation and broad site assessments in accordance with OEH's Aboriginal cultural heritage consultation requirements.

Contaminated Land and Acid Sulfate Soils

Geological and geotechnical investigations will need to be undertaken to investigate the extent of acid sulphate soils in the area and the potential effect of these on future residential development and supporting infrastructure.

A preliminary contaminated land assessment will also be required addressing the requirements of SEPP 55 – Remediation of Land.

Flooding and Drainage

No flood mapping exists for the majority of the areas which are proposed to be rezoned. A local flood study will be required to be prepared by the applicant to determine the extent of impacts. Further work will be required to determine the amount of potential local overland flooding due to concentration of stormwater runoff from hardstand areas.

It should also be noted that Council has been successful in gaining State and Federal grant funding to carry out an overland flood study within the Wallarah and Spring Creek catchment which includes a number of the sites proposed to be rezoned. This study will be completed during 2016 and will be of assistance in defining the extent of floodprone land for this project.

Stormwater management and drainage concept plans will be required for all future development sites. The strategy must also include a management plan to address the treatment of generated run-off with a stormwater detention/retention system.

This should also address immediate and long term maintenance responsibilities to achieve the required objectives and pollution targets. The ownership of the proposed stormwater infrastructure/assets will also need to be clarified. The area of land necessary to accommodate a suitable stormwater treatment system should also be detailed in development concepts.

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

Social Issues

Impact & Amenity

Relationship to Wyee

Wyee is a small village located on the southern boundary of Wyong Shire and accommodates around 1,500 residents. Lake Macquarie Council prepared a Wyee Structure Plan in 2010 (see Figure 6) to direct the future development and expansion of Wyee as it will eventually grow into a town. Arrangements for the provision of sewerage infrastructure to the locality are currently being undertaken between Lake Macquarie City Council (LMCC), Hunter Water, Wyong Water and private landholders.

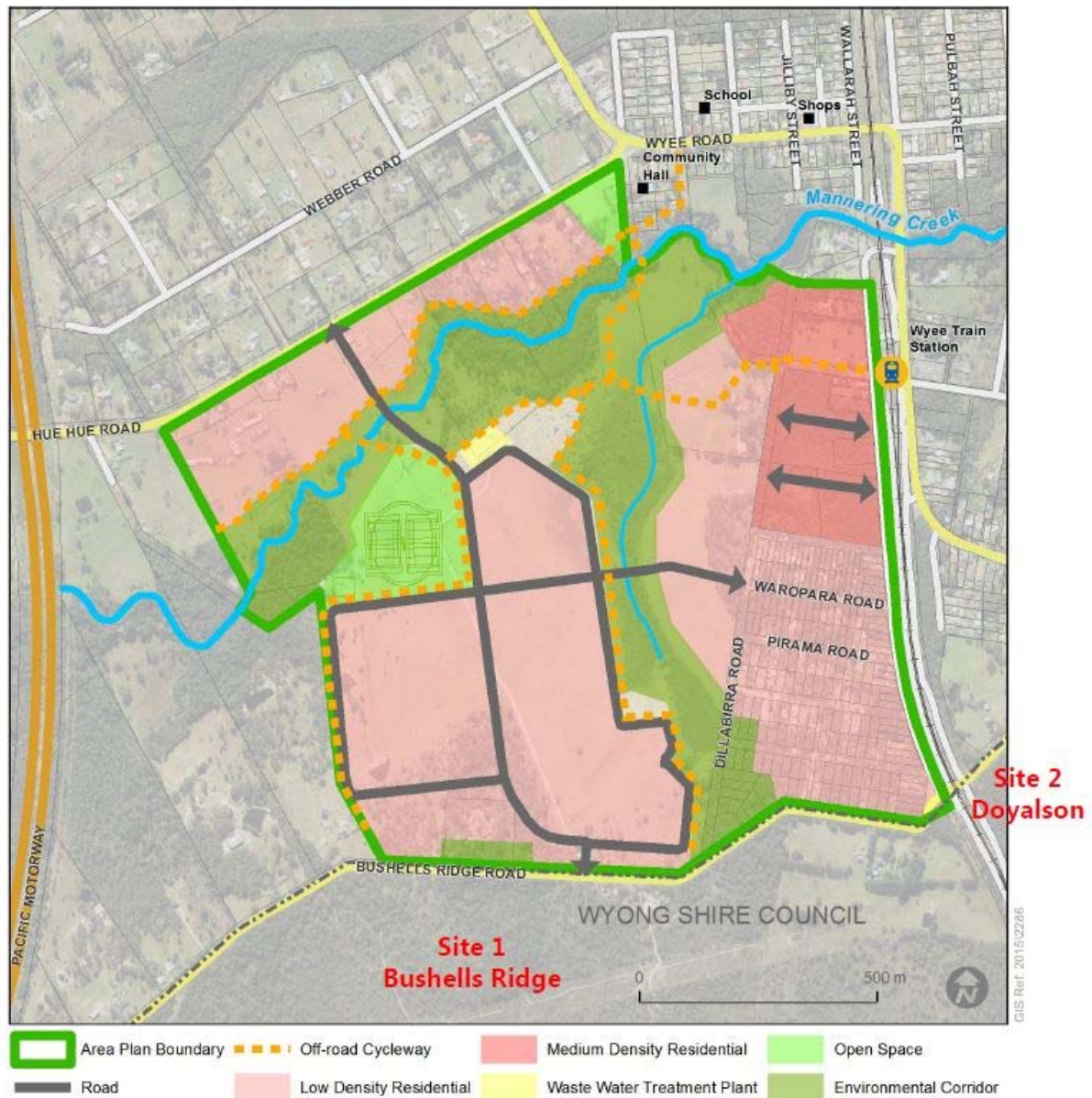


Figure 6 Relationship to Wyee West Development Area (image courtesy LMCC from Draft Precinct Area Plan, Wyee West, 2015)

The Wyee Structure Plan estimated that the area could accommodate an additional 8,000 residents and outlined the need for an expanded commercial centre, an additional school and other supporting recreational and community facilities to accommodate the expanded population.

Both sites are located to the south of Wyee on the Wyong Shire border with Lake Macquarie City Council. Wyee Village is also serviced by a railway station. Rezoning of these sites will add a further 1,300 residents who will use the facilities within Wyee Village. Lake Macquarie City Council will be consulted through the rezoning process to examine a wide range of issues concerning servicing, pedestrian pathways, public transport and establishing contributions towards community and recreational facility provision.

Site 2 (Doyalson) proposes to provide a neighbourhood shopping centre which is not identified in the CCRS or NWSSP.

Council's Retail Centres Strategy 2013 (RCS) does not recommend a new centre in this area; however this strategy did not consider development occurring in these areas.

A proposed neighbourhood centre may be supportable if it serves the proposed residential development and serves the needs of Wyee residents. A Net Community Benefit Test for the proposed centre is required; the test should consider the requirements set out in the RCS 2013.

Noise, Vibration, Acoustics and Air quality

Railway Noise and Vibration Impacts

Both sites are within close proximity to the railway line. A 50 m setback is proposed to be created by from any future development on the sites. A noise and vibration assessment will be required to confirm levels of noise exposure (especially for future residential development and appropriate design measures will need specified).

Further consultation with NSW Railcorp will be undertaken through the rezoning process to confirm design requirements.

Proposed Motor Sports Park

The CASAR Motor Sports Park is currently in planning phase and proposes development of a car race track directly to the south of proposed residential areas of site 1 (Bushells Ridge). The level of noise impact which will result from the CASAR development will need to be established to determine if noise attenuation measures are required and the level of noise impact on proposed residential development areas. This is a major issue which requires resolution before the planning proposal is finalised to confirm that the site is suitable for residential development.

Airport Noise Impacts

Council is currently in the planning phases to determine what if any measures will be undertaken to upgrade the existing Warnervale Aerodrome located south of both sites.

Further information will be provided as the planning proposal is progressed to determine the level of noise exposure and treatment measures (if any).

Air Quality

Air quality impacts from adjoining and proposed developments like the Wallarah 2 Coal Project will also need to be examined.

Section D – State and Commonwealth Interests

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

Traffic and Transport

The preliminary traffic report provided with the application did not examine impacts of rezoning the following the subject land as well as considering the cumulative traffic impacts associated with the development of the CASAR site (noting it is not part of this Planning Proposal).

The Traffic Impact Assessment will need to be revised to assess traffic impacts associated with all parts of the rezoning proposal. This will also be required to determine the impact on the existing local and State road network.

SIDRA modelling will be required to assess the impacts of the proposed developments at key intersections. The modelling is to include 2016 and 2026 scenarios with traffic generated by the proposals and background traffic growth at 2% per annum.

Early consultation with the Roads and Maritime Services (RMS) will be required to determine funding requirements to service major intersection upgrade works on the Pacific Highway to accommodate the extra traffic volumes triggered by the proposal.

Public transport routes will need to be investigated in order to adequately service the newly created development within TFNSW guidelines. This will need to identify the type of public transport needed to service the development and means of encouraging public transport use in lieu of motor vehicles. A pedestrian and cycleway report identifying movement desire lines to and from schools, shops, recreational areas and identifying facilities will also be required.

A road hierarchy which will include details of proposed road cross sections will also be required.

Further refinement of existing concept plans will be required and have regard for the following matters:

- Road safety planning
- Improvements in road layouts
- Road geometry and sight distances
- Improvements in intersection planning and location
- Planning of Urban Interface Areas (UIAs)
- Addressing noise and vibration impacts from railway lines.
- Overland floodways will need to be identified and excluded from developable lands

Services (Water, Sewer, Gas & Electricity)

Water Supply

Neither site 1 or 2 is serviced by reticulated water supply. Final water supply arrangements will depend on the area of land that may or may not form part of the Wallarah 2 Coal Project and the land occupied by the CASAR motor sports complex.

Water supply strategies have been prepared by both Wyong Shire Council and Hunter Water Corporation for Wyee and Bushells Ridge in isolation and the suitability of interconnections between the two networks require investigation to allow efficient creation of assets in response to the staging of development.

Sewer

A preliminary water and wastewater study has been conducted to support the rezoning proposal. This strategy has been reviewed by Council's Water and Sewer Planning Unit.

The possibility of servicing the sites by a private infrastructure agreement with 'Flow Systems' has been identified as an option by the proponent. This option would need to be thoroughly investigated by Council's Water & Sewer Investigation Engineer if it is pursued as an option.

A sewer servicing strategy will be required for both sites and must be prepared in consultation with Council's Water and Sewer Planning Unit. The servicing strategy must consider servicing options and compare the Net Present Costs of all options considering both capital and ongoing operational costs.

Electricity & Gas

A major electricity transmission line crosses through Site 1 (Bushells Ridge). The availability and feasibility of connection for future residential and commercial populations will be required to be further identified with relevant infrastructure authorities.

A major high pressure gas main crosses the frontage of Sites 1 and 2. Appropriate safety setbacks and engineering requirements at road crossing points will need to be examined before the planning proposal is finalised.

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 for a period of 21 days, based on the identified triggers and/or site constraints:

Agency	Trigger/Constraint
Ausgrid	- Servicing supply/availability (electricity)
Commonwealth Department of Environment	- Commonwealth infrastructure
Department of Primary Industries - Office of Water	- Location of 'blue lines' over subject land
Yulawirri Nurai Indigenous Inc.	- Section 117 Direction 2.3 - Land Title claims
Guringai Tribal Link	- Section 117 Direction 2.3 - Land Title claims
Jemena	- Servicing supply/availability (natural gas)
Local Land Services	- Native vegetation
Lake Macquarie City Council	- Relationship to Wyee Village - Infrastructure - Services
Mine Subsidence Board	- Section 117 Direction 1.3 - Section 117 Direction 4.2

Agency	Trigger/Constraint
NSW Rural Fire Service	- Section 117 Direction 4.4 - Bushfire Prone Land Vegetation
NSW Trade and Investment - Crown Lands	- Land Title claims
NSW Investment – Resources and Energy	- Section 117 Direction 1.3 - Section 117 Direction 4.2
Office of Environment & Heritage (Conservation Planning)	- Section 117 Direction 2.1 - Section 34A <i>Environmental Planning and Assessment Act 1979</i>
Office of Environment & Heritage (Heritage)	- Section 117 Direction 2.3
Office of Environment & Heritage (Water Floodplains & Coast)	- Unknown flood liability of subject land - Section 117 Direction 4.3
Department of Planning and Environment	- Gateway requirements - Determination of state infrastructure requirements based on Urban Release Area identification
Roads and Maritime Services	- Potential demand on state road networks
Transgrid	- Infrastructure (electricity supply/availability)
Transport for NSW	- Section 117 Direction 3.4

Table 4 – Proposed Agency Consultation List

Part 4 Mapping

Map	Map Title
A.	Locality Plan
Existing Provision	
B.	Land Zoning Map (Extract of 8550_COM_LZN_ 012_040_20131219)
C.	Lot Size Map (Extract of 8550_COM_LSZ_ 012_020_20131219)
Proposed Provisions	
A.	Land Reservation Acquisition Map (not yet prepared) (Extract of New Map 8550_COM_LRA_ 012_020_20XXXXXX)
B.	Land Zoning Map (indicative draft) (Extract of Revision to 8550_COM_LZN_ 012_040_20131219)
C.	Lot Size Map (not yet prepared) (Extract of Revision to 8550_COM_LSZ_ 012_020_20131219)
D.	Urban Release Area Map (not yet prepared) (Extract of New Map 8550_COM_URA_ 012_040_20XXXXXX)

Table 5 – Existing and Proposed Provisions

Part 5 Community Consultation

The proposal will be made available for 28 days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

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

- Wyong Shire Administration Building, 2 Hely Street, Wyong
- Lake Haven Library and Information Centre, Goobarabah Avenue, Lake Haven; and
- Council's website (Consultation Hub page) www.wyong.nsw.gov.au.

Additionally, notification of the exhibition of the proposal has been provided to adjoining landholders prior to its commencement.

Part 6 Project Timeline

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	1 day	24 February 2016	24 February 2016
Anticipated timeframe for the completion of required technical information	12 months	25 February 2016	9 March 2017
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days	10 March 2016	7 April 2016
Commencement and completion dates for public exhibition	28 days	10 March 2017	18 April 2017
Dates for public hearing (if required)	N/A	N/A	N/A
Timeframe for consideration of submissions	14 weeks	10 March 2017	1 June 2017
Timeframe for consideration of a proposal post exhibition (Council consideration)	1 day	2 June 2017	2 June 2017
Date of submission to the Department to finalise LEP (Request for PC Opinion)	4 weeks	9 June 2017	6 July 2017
Anticipated date RPA will make the plan (if delegated)	1 week	7 July 2017	13 July 2017
Anticipated date RPA will forward to the Department for notification	1 day	14 July 2017	14 July 2017

Table 6 – Key Project Timeframes

Supporting Documentation

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes 10 December 2014 10 June 2015 24 February 2016
B.	Joint Regional Planning Panel Recommendation - 4 December 2015
C.	Central Coast Regional Strategy Sustainability Assessment
D.	Section 117 Ministerial Direction Assessment
E.	Wyong Shire Community Strategic Plan
02 Land Use Provisions	
A.	Land Use Tables - Wyong LEP 2013
03 Agency Responses	
04 Mapping	
A.	Locality Plan
B.	Current Land Zoning Map (Extract of 8550_COM_LZN_ 012_040_20131219)
C.	Current Lot Size Map (Extract of 8550_COM_LSZ_ 012_020_20131219)
D.	Proposed Land Zoning Map (Extract of amendment to 8550_COM_LZN_ 012_040_20131219)
05 Supporting Studies	
A.	Ecological (2012) <i>Ecological Inventory Report</i>
B.	Intersect Traffic (2011) <i>Preliminary Traffic Assessment</i>
C.	PDA (2012) <i>North Wyong Lands Conservation Strategy</i>

Table 7 – Supporting Documentation to the Planning Proposal

