



Central Coast Council

Planning Proposal

Lot 1 DP 385242, Lots 1, 2 & 3 DP 1101086, Lot 1 DP 1018444 and
Lots 73, 74, 75 & 76 DP 7091 (15-35 Warnervale Road & Part of 95-
105 & 107-171 Virginia Road)

Warnervale

File No: RZ/6/2016; PP_201X_XX_XXX_XX

August 2017



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Suburb Warnervale

File No: RZ/6/2016; PP_201X_XX_XXX_XX

Date: August 2017

Version 1

Central Coast Council

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Background & Locality Context

The subject site is vacant and is currently used for cattle grazing. The total area is approximately 200 hectares (ha) which includes approximately 150 ha of floodplain.

The site is located south of Warnervale Road and west of Virginia Road and is referred to as the southern portion of Precinct 7A, now identified as Precinct 7 in the *North Wyong Shire Structure Plan* (NWSSP). The main Northern Railway line adjoins the site to the west and North Wyong Industrial area is located to the south.



Figure 1 Contextual Locality Plan

The area subject to this Planning Proposal forms a small part of a prior rezoning known as 'Precinct 7A' that involved the rezoning of approximately 540 ha from 10(a) Investigation zone to R1 General Residential zone, R2 Low Density Residential zone, B2 Neighbourhood centre, B7 Business Park zone, E5 Environmental Conservation zone, E3 Environmental Protection zone, RE1 Public Recreation and RE2 Private Recreation in 2013 under *Wyong Local Environmental Plan 2013* (WLEP 2013).

The subject Planning Proposal seeks to maintain the majority of the E3 Environmental Management Zone, however, this PP proposes to increase the area of existing R1 General Residential zone by approximately 12.2ha, to be concentrated around large park and the B1 Neighbourhood Centre zone. The increase in R1 General Residential zone will facilitate an increase in residential densities and encourage a diversity of housing meeting the needs of people at different life stages and close to transport connections.

Part 1 Objectives or Intended Outcomes

The objective of this proposal is to amend WLEP 2013 by rezoning the land from E3 Environmental Management to R1 General Residential and R2 Low Density Residential, from RE1 Public Recreation to R1 General Residential, from R2 Low Density Residential to R1 General Residential and from RU6 Transition to R2 Low Density Residential and E3 Environmental Management

The intended outcome of the proposal is to enable the subdivision and development of the land to accommodate a variety of housing types from single dwellings to medium density housing that will cater to a diverse mix of groups including a range of ages, income levels and cultures.

Part 2 Explanation of Provisions

The proposed outcome will be facilitated by an amendment to WLEP 2013.

The principle provisions will include:

- Increase the amount of residential zoned land as indicated in Figure 1 "Land to be Rezoned" from E3 Environmental Management to R1 General Residential and R2 Low Density Residential;
- Rezone part of the existing R2 Low Density Residential land to R1 General Residential to accommodate additional medium density housing.
- Rezone land zoned RU6 Transition to R2 Low Density Residential and E3 Environmental Management;
- Amend the lot size requirements applicable to the area to be rezoned R2 Low Density Residential on that portion of the RU6 zone to 450m²;
- Amend the Land Reservation Acquisition Map to Reflect the new zone boundaries;
- Remove the minimum lot size requirements applicable to the R2 Low Density Residential area for the area to be rezoned R1 General Residential portion of the site;

It is expected that the boundaries of proposed zones may be refined as technical studies are completed and the masterplan is refined to support the rezoning proposal in the lead up to public exhibition.

Part 3 Justification

Section A – Need for the Planning Proposal

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

Yes

The planning proposal has strategic merit to proceed for the following reasons:

- It has been informed by the previous Precinct 7A studies and investigations relating to site ecology, flooding, acid sulfate soils, mine subsidence, land contamination, bushfire, traffic and European and Aboriginal heritage.
- The proposal is consistent with Council's strategic planning and vision for the site.
- The proposal represents a refinement of earlier planning work which was previously endorsed by the former Wyong Shire Council.

Based on the information and studies provided, a rezoning of the site as proposed would achieve Council's strategic vision for the site and it will create a wider mix of residential housing choices and expanded residential development opportunities.

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

The proponent has a Project Delivery Agreement with the landowners, in order to develop the site for residential, commercial and recreational purposes. A planning proposal was lodged to revise existing zoning and development control provisions for the subject land in order to support a revised development/masterplan concept with an increased mix of housing types for the site. The intended objectives cannot be achieved by any other mechanism than a planning proposal, due to the constraints of the R2 General Residential zone.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes – see below

Central Coast Regional Plan (2036)

The subject site is identified as urban land by the *Central Coast Regional Plan 2036* (CCRP). An assessment of the request to amend WLEP 2013 against the relevant directions of the CCRP has been carried out. The proposal is considered to be consistent with the relevant directions, in particular, those relating to the provision of housing supply. An assessment of the proposal against the CCRP directions is located under Section 01 Assessment and Endorsement attached to this proposal.

North Wyong Shire Structure Plan

The subject site is identified for future residential development and it falls within Precinct 7 in the NWSSP. The NWSSP establishes a residential dwelling density of 15 dwellings per hectare (ha) which will result in the creation of 1,470 dwellings. The planning proposal is likely to result in a more intensive residential development outcome, which is likely to result in a further 180 dwellings being created in this development precinct than indicated in the NWSSP.

The site also forms part of the NWSSP 'Green Corridor and Habitat Network'. The exact location of the green corridor and its linkages are currently not specified in any level of detail. However for this site, the mapped extent of the corridor is commensurate with the existing E2 Environmental Conservation zone and E3 Environmental Management zone on the subject site.

The site is identified as an Urban Release Area (URA) therefore must satisfy any infrastructure requirements of the state government prior to consent being granted for any future development.

4. Is the planning proposal consistent a local Council's local strategy or other local strategic plan?

Wyong Settlement Strategy

The Wyong Shire Settlement Strategy (WSSS), 2013 recognises the site has been identified as Development Precinct 7 within the NWSSP and is expected to accommodate a total of 1,470 additional dwellings. This proposal is consistent with the WSSS and the rezoning request is consistent with key directions of the NWSSP, therefore is suitable for the proposed use.

Community Strategic Plan

The proposal is consistent with the Objectives and Actions of the Community Strategic Plan. An assessment of the proposal against the Community Strategic Plan is located under Section 01 Assessment and Endorsement attached 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 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.	The site contains identified SEPP 14 Wetlands, however these were allocated an E2 Environmental Conservation zoning under the Precinct 7A rezoning. The proposed rezoning affects land located within close proximity, to some areas of SEPP 14 wetland to the east and south. The impacts of upstream development will need to be carefully managed to ensure hydrological and water quality impacts are managed to protect downstream wetlands.
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	The subject site is greater than one (1) hectare in area; therefore the provisions of the SEPP are applicable. Ecological investigations were undertaken at the time of the Precinct 7A rezoning which revealed that no koala or koala scats were present. The site is generally cleared with scattered vegetation and it is unlikely that any of the areas to be rezoned will be suitable for koala habitat. More site specific investigations should occur as at the DA stage to ensure compliance with the requirements of SEPP 44.
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	Detailed contamination investigations were undertaken by Douglas Partners as part of the Precinct 7A rezoning, where it was established that the subject site contained no "areas of concern". It is unlikely that contamination has occurred since that time other than by possible illegal dumping. Following receipt of a positive Gateway Determination, to address SEPP 55, confirmation that no further

State Environmental Planning Policy	Comment
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.	contamination has occurred since the previous Douglas Partners study should occur.

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	N	N/A
1.2	Rural Zones	Y	Y
1.3	Mining, Petroleum Production and Extractive Industries	Y	Y
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
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	TBD
3.5	Development Near Licensed Aerodromes	Y	Y
3.6	Shooting Ranges	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	Y

No.	Direction	Applicable	Consistent
4.2	Mine Subsidence and Unstable Land	N	N/A
4.3	Flood Prone Land	Y	TBD
4.4	Planning for Bushfire Protection	Y	TBD
Regional Planning			
5.1	Implementation of Regional Strategies	N/A	N/A
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
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	N	N/A
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
7.2	Parramatta Road Corridor Urban Transformation Strategy	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?*

The majority of the areas which are proposed to be rezoned are cleared or have scattered/modified native vegetation, with low ecological value and poor connectivity.

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 land proposed to be rezoned comprises Category 1 bushfire prone vegetation and bushfire buffer areas. Preliminary bushfire information submitted with the planning proposal determined that the perimeter road will provide adequate Asset Protection Zones from the revegetated floodplain.

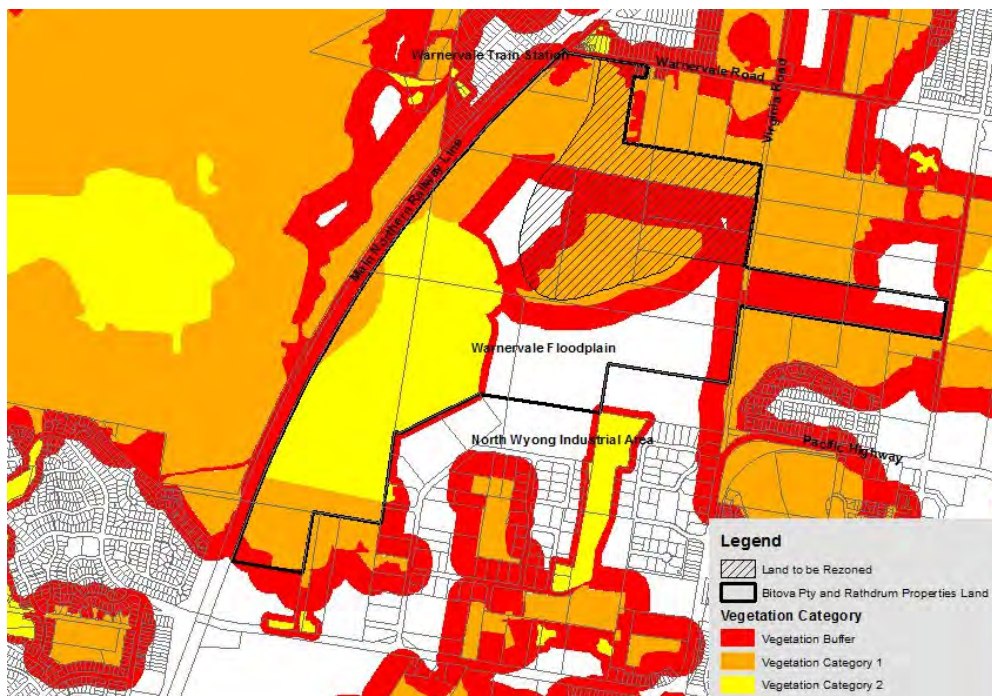


Figure 2 Bushfire Prone Land

Aboriginal and European Cultural Heritage Items

In 2008 Archaeological Surveys and Reports Pty Ltd (ACR) were appointed to prepare an Aboriginal and European Archaeological Study as part of the Precinct 7A rezoning. No items of European Cultural Heritage on the site have been identified on the portion of the site which is proposed to be rezoned. It should be noted that Warnies Railway Café and General Store located at No. 1 Warnervale Road is listed as a Heritage Item in Schedule 5 of WLEP 2013 and is located to the west of the site.

The area which is currently zoned RE1 Public Recreation contains 11 Aboriginal heritage artefacts. The applicant engaged Extent Heritage Advisors who submitted a letter of advice. This advice included information confirming initial discussions involving the proponent the Darkinjung Local Aboriginal Land Council (DLALC) and Guringai Tribal Link Aboriginal Land Council (GTLALC). It has been indicated

that an appropriate solution can be developed to manage any impacts at the Development Application stage.

However it is noted that the Precinct 7A Aboriginal Archaeological Assessment was undertaken in 2008 and now no longer satisfies current Aboriginal heritage guidelines or requirements, which were updated by the NSW Office of Environment and Heritage in 2010. It is noted that the previously identified cultural deposit known as Bitova OS 4 has a high density of artefacts and further investigation was recommended in the 2008 ASR report.

It is therefore considered prudent to require (post gateway determination) an updated comprehensive Aboriginal Archaeological and Cultural Heritage survey be undertaken in accordance with the NSW Office of Environment and Heritage investigation, assessment and reporting guidelines, inclusive of relevant consultation with indigenous groups.

Contaminated Land and Acid Sulfate Soils

Detailed land contamination investigations were undertaken by Douglas Partners as part of the recent Precinct 7A rezoning process, where it was established that the subject site contained no "areas of concern".

Flooding and Drainage

Initial flood modelling has been undertaken by Cardno in 2016 on behalf of the proponent which has informed the proposed zone boundary based upon some filling of the edge of the flood plain. Further consideration of flood impacts from future development of the subject land and also downstream is required. Further discussion with the proponent will be required post Gateway Determination to ensure upstream development impacts are mitigated to the satisfaction of Council and relevant government agencies.

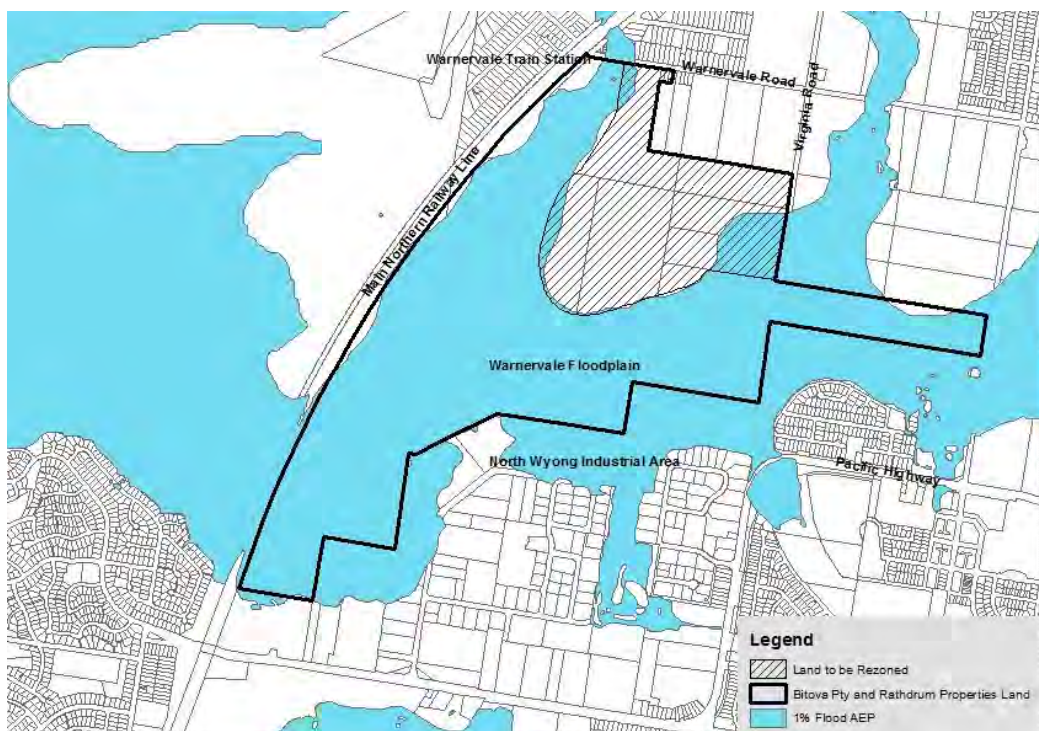


Figure 3 1% AEP Flood Map

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

Social Issues

The proposal to increase residential densities is considered beneficial to satisfying the needs of people at different life stages. Smaller lot sizes and medium density dwellings are proposed near the neighbourhood centre precinct and surrounding the central park, which is supported.

Economic Impacts

The proposal will provide employment opportunities during the construction phase of the development.

Section D – State and Commonwealth Interests

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

Traffic

Access to the site is obtained from Warnervale and Virginia Roads with two additional south access roads proposed from Warnervale Road east and west of the existing B1 Neighbourhood Centre Zone. Any increase in traffic generated by this planning proposal over and above the original rezoning proposal will need to be assessed to determine if any additional traffic infrastructure is required to accommodate future development.

It is recommended that post Gateway Determination a detailed traffic assessment and a road safety audit is carried out on the masterplan layout to make revisions to revise road layouts and identify any major road safety issues. The traffic assessment should consider the higher residential densities proposed under the revised masterplan and identify any required traffic and transport upgrades required as a result. The study should resolve a safe and efficient road hierarchy and layout to inform any necessary revisions to the masterplan and *Wyong Development Control Plan 2013*

Water, Sewer and other Services

Adequate capacity exists for the servicing of the site with water and sewer, subject to connection at the cost of the developer of the site. Electricity, gas and the National Broadband Network is also available.

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
Department of Primary Industries - Office of Water	- Location of natural watercourse on the floodplain
NSW Rural Fire Service	- Bushfire Prone Land
Office of Environment & Heritage (Planning)*	- Flood impacts,
Department of Planning and Environment	- Gateway Request
Roads and Maritime Services	- Proximity to Sparks Road additional infrastructure requirements
Transport for NSW	- Proximity to Sparks Road additional infrastructure requirements
Darkinjung Local Aboriginal Land Council (DLALC)	- Indigenous Artefact recovery and protection
Guringai Tribal Link Aboriginal Corporation (GTLAC)	- Indigenous Artefact recovery and protection

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 (OEH) 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
A.	Locality Plan
Existing Provisions	
B.	Land Reservation Acquisition Map LRA_ 007A
C.	Land Zoning Map LZN_ 007A
D.	Lot Size Map LSZ_ 007A
Proposed Provisions	
E.	Land Reservation Acquisition Map LRA_ 007A Extract
F.	Land Zoning Map LZN_ 007A Extract
G.	Lot Size Map LSZ_ 007A Extract

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 Office: 2 Hely Street, Wyong;
- Lake Haven Library and Information Service Centre, Lake Haven Shopping Centre, Goorbarabah Avenue, Lake Haven; and
- Council's website: web address

Additionally, notification of the exhibition of the proposal will be 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)	4 weeks	17/8/2017	14/9/2017
Anticipated timeframe for the completion of required technical information	6 months	14/9/2017	14/2/1017
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days	14/2/18	8/3/18
Commencement and completion dates for public exhibition	15/2/18 to 15/3/18	15/2/18	15/3/18
Dates for public hearing (if required)	1/3/18	1/3/18	1/3/18
Timeframe for consideration of submissions	14 Days	16/3/18	30/3/18
Timeframe for consideration of a proposal post exhibition	62 days	16/3/2018	23/5/2018
Date of submission to the Department to finalise LEP	13/6/18	13/6/18	13/6/18
Anticipated date RPA will make the plan (if delegated)	18/7/18	18/7/18	18/7/18
Anticipated date RPA will forward to the Department for notification	20/7/18	20/7/18	20/7/18

Table 6: Key Project Timeframes

Supporting Documentation

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes – 26 July 2017
B.	Central Coast Regional Plan 2036 Assessment
C.	Section 117 Ministerial Direction Assessment
D.	Wyong Shire Community Strategic Plan
02 Land Use Provisions+	
A.	Land Use Tables
03 Mapping	
A.	Locality Plan
Existing Provisions	
B.	Land Reservation Acquisition Map LRA_ 007A
C.	Land Zoning Map LZN_ 007A
D.	Lot Size Map LSZ_ 007A
Proposed Provisions	
E.	Land Reservation Acquisition Map LRA_ 007A Extract
F.	Land Zoning Map LZN_ 007A Extract
G.	Lot Size Map LSZ_ 007A Extract
04 Supporting Studies	
A.	Warnervale Masterplan Report – 2017 (OCULUS)
B.	Flood Impact Assessment – 2016 (Cardno)
C.	Aboriginal Heritage – 2016 (Extent)
D.	Ecological Assessment 2017 (Umwelt)

Table 7: Supporting Documentation to the Planning Proposal

01

Assessment & Endorsement

Item No: 2.2

Title: Planning Proposal Request 15-35 Warnervale Road and
95-171 Virginia Road Warnervale

Department: Environment and Planning



26 July 2017 Ordinary Council Meeting

D12547338

Report Purpose:

The purpose of this report is for Council to consider a request which seeks to amend the *Wyong Local Environmental Plan 2013* to rezone land 15-35 Warnervale Road & Part of 95-105 & 107-171 Virginia Road Warnervale from E3 Environmental Management, R2 Low Density Residential and RE1 Public Recreation to R1 General Residential, R2 Low Density Residential and RE1 Public Recreation.

This report recommends that Council prepare a Planning Proposal to amend *Wyong Local Environmental Plan 2013*.

Recommendation:

- 1 That the Council prepare a Planning Proposal to amend Wyong Local Environmental Plan 2013, to rezone lands at (15-35 Warnervale Road & Part of 95-105 & 107-171 Virginia Road);**
 - Lot 1 DP 385242
 - Lots 1, 2 & 3 DP 1101086
 - Lot 1 DP 1018444
 - Lots 73, 74, 75 & 76 DP 7091**from E3 Environmental Management to R2 Low Density Residential, from RE1 Public Recreation to R1 General Residential, from R2 Low Density Residential to R1 General Residential and from RU6 Transition to R2 Low Density Residential and E3 Environmental Management, pursuant to Section 55 of the Environmental Planning and Assessment Act 1979.**
- 2 That the Council forward the Planning Proposal to the NSW Minister for Planning requesting a gateway determination, as well as requesting delegation for Council to finalise and make the draft Local Environmental Plan, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act, 1979.**

- 3 ***That the Council prepare and exhibit, subject to the Gateway Determination, appropriate Development Control Plan provisions to amend Wyong Development Control Plan 2013.***
- 4 ***That the Council prepare and exhibit, subject to the Gateway Determination, appropriate amendments to applicable Section 94 Development Contributions Plan (if required) to support the development of the subject land.***
- 5 ***That the Council authorise staff to negotiate and prepare a Voluntary Planning Agreement with respect to any aspect of the proposal, (if required).***
- 6 ***That the Council undertake community and public authority consultation, in accordance with the Gateway Determination requirements, including the concurrent exhibition of the draft Development Control Plan, draft amending Section 94 Development Contributions Plan and draft Voluntary Planning Agreement (if required).***
- 7 ***That the Council consider a further report on results of the agency and community consultation.***

The Site

The subject site is vacant and is currently used for cattle grazing. The total area is approximately 200 hectares (ha) which includes approximately 150 ha of floodplain.

The site is located immediately south of Warnervale Road and west of Virginia Road and is referred to as the southern portion of Precinct 7A, now identified as Precinct 7 in the *North Wyong Shire Structure Plan* (NWSSP). The main Northern Railway line adjoins the site to the west and North Wyong Industrial area is located to the south.



Figure 1: Locality Context (Source: Central Coast Council et al 2016)

The site is currently zoned B1 Neighbourhood Centre, E2 Environmental Conservation, E3 Environmental Management, R1 General Residential, R2 Low Density Residential, RE1 Public Recreation and RE2 Private Recreation.

The land proposed to be rezoned comprises Category 1 bushfire prone vegetation and bushfire buffer areas. Part of the site is affected by the 1 in 100 year flood event (1% AEP). Low lying parts of the site contain Class 3 and 5 acid sulfate soils and accordingly development will need to comply with Clause 7.1 of *Wyong Local Environmental Plan 2013* (WLEP 2013).

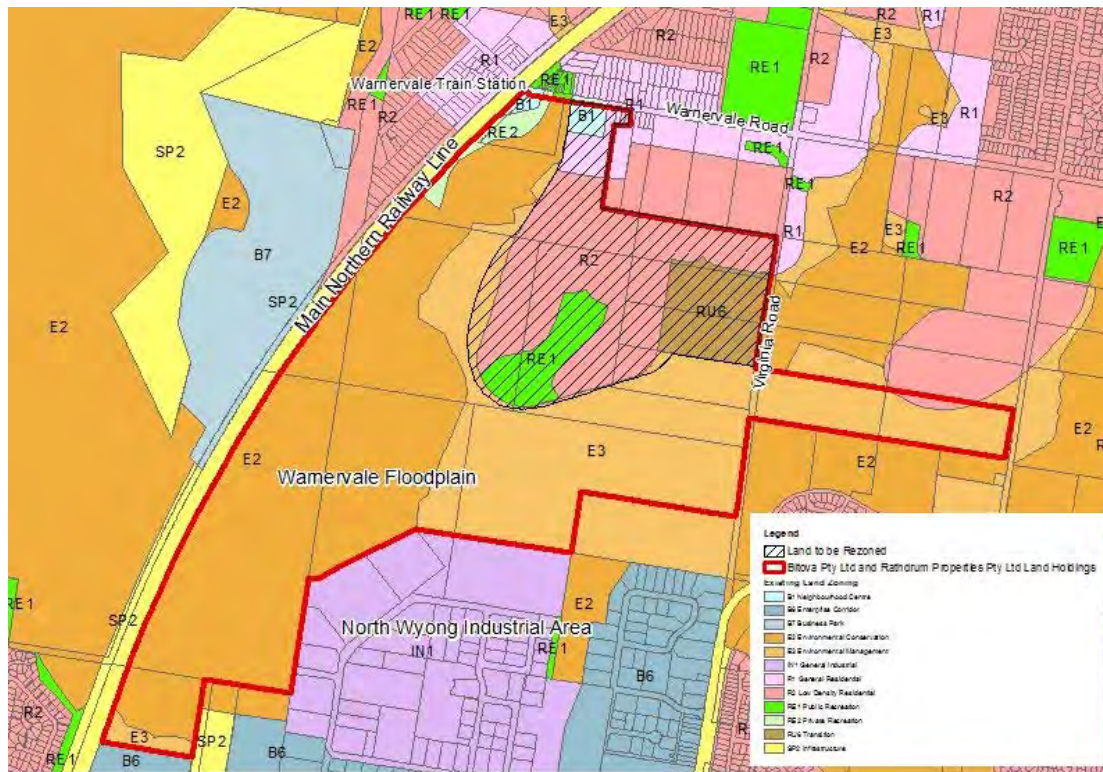


Figure 2: WLEP 2013 Zoning (Source: Central Coast Council, 2016)

The Proposal

The planning proposal seeks to amend WLEP 2013 in the following manner:

- Increase the amount of residential zoned land as indicated in Figure 1 "Land to be Rezoned" from E3 Environmental Management to R2 Low Density Residential;
- Rezone part of the existing R2 Low Density Residential land to R1 General Residential to accommodate additional medium density housing.
- Rezone land zoned RU6 Transition to R2 Low Density Residential and E3 Environmental Management;
- Amend the lot size requirements applicable to the area to be rezoned R2 Low Density Residential on that portion of the RU6 zone to 450m²;
- Amend the Land Reservation Acquisition Map to Reflect the new zone boundaries;

- Remove the minimum lot size requirements applicable to the R2 Low Density Residential area for the area to be rezoned R1 General Residential portion of the site;

The intended outcome is to enable the subdivision and development of the land to accommodate a variety of housing types from single dwellings to medium density housing that will cater to a diverse mix of groups including a range of ages, income levels and cultures.

The proponent and AV Jennings have been in ongoing consultation with Council staff to ensure the proposal will encourage activity and provide opportunities for social interaction across the site. The final masterplan was developed as a result of this consultation and will protect the sensitive floodplain environment, whilst producing a quality residential development for the future residents.

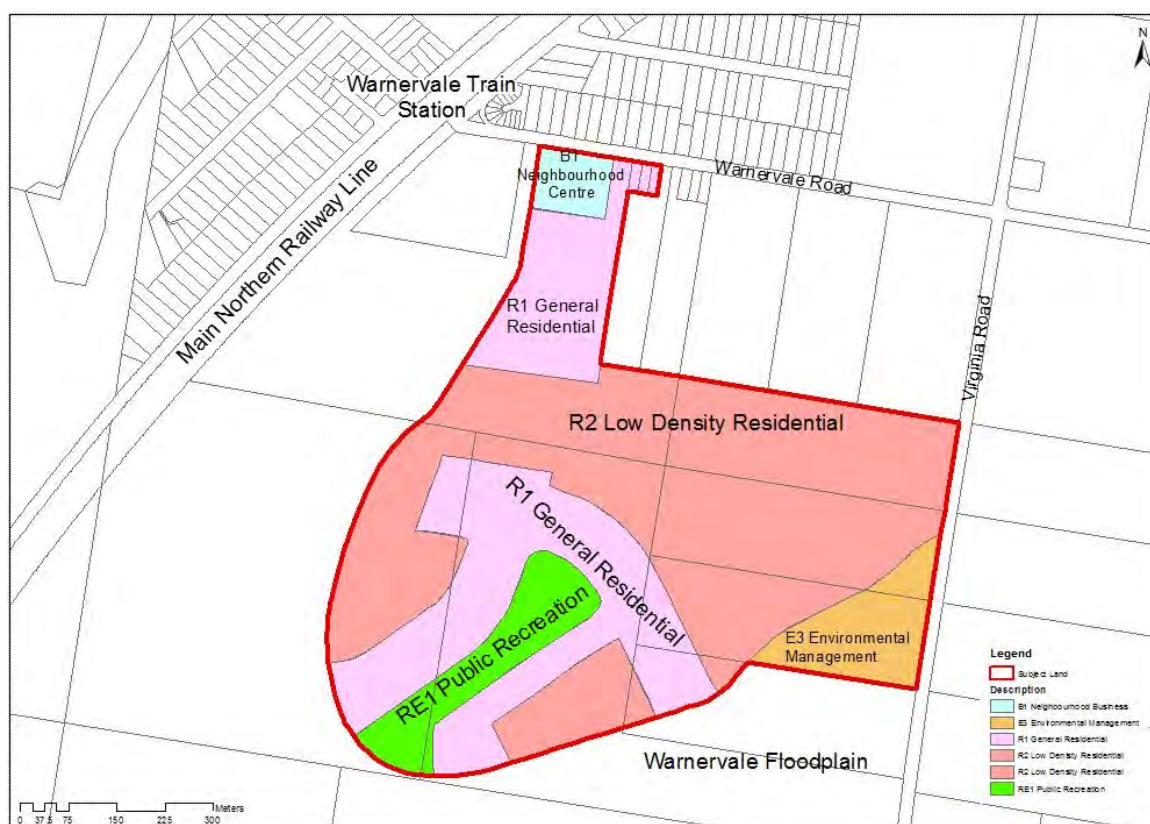


Figure 3: Proposed Zoning (Source Central Coast Council 2017)

- LEGEND**
1. Neighbourhood Centre
 2. Medium Density Residential
 3. Low Density Residential
 4. Park
 5. Shared path connection
 6. Perimeter path and increased verge for APZ
 7. SEPP14 Wetland
 8. Water quality basin (indicative only)
 9. Regional water storage
 10. Flood Plain
 11. Existing Alluvial Melaleuca Sedge Forest vegetation retained



Figure 4: Masterplan Concept (Source Oculus 2017)

Assessment

The planning proposal has strategic merit to proceed for the following reasons:

- It has been informed by the previous Precinct 7A studies and investigations relating to site ecology, flooding, acid sulfate soils, mine subsidence, land contamination, bushfire, traffic and European and Aboriginal heritage.
- The proposal is consistent with Council's strategic planning and vision for the site.
- The proposal represents a refinement of earlier planning work which was previously endorsed by the former Wyong Shire Council.

Therefore, as a result of the above reasons, it is considered the proposal has strategic justification for Council to make a request to the Department of Planning and Environment (DP&E) to seek a Gateway Determination. It is considered that based on the information and studies provided that a rezoning of the site as proposed would achieve Council's strategic vision for the site and it will create a wider mix of residential housing choices and expanded residential development opportunities.

Urban Planning

Land Use

The revised masterplan shown in Figure 4 seeks to maintain the majority of the E3 Environmental Management Zone and frame this land with mixed residential housing which will overlook a large park and the Warnervale Floodplain. The mix of houses will include

single detached dwellings, dual occupancies, medium density town houses and manor homes.

The existing R1 General Residential zone is proposed to increase by approximately 12.2ha, to be concentrated around large park and the B1 Neighbourhood business zone. The increase in R1 General Residential Zone will encourage a diversity of housing meeting the needs of people at different life stages and close to transport connections.

Table 1 provides a comparison of the increase in land area, additional population and additional dwellings that will be created as a result of this planning proposal.

<i>Existing Urban Area</i>	<i>Proposed Urban Area</i>	<i>Additional Land to be Rezoned for Urban Purposes</i>
34.3 Ha	43.2 Ha	11.9 Ha
467 Dwellings	653 Dwellings	186 Additional Dwellings
1,953 Persons	2,493 Persons	540 Additional Persons

Table 1: *Comparison of existing dwelling number and population under existing and proposed land use provisions*

Environmental Planning

To accommodate increased density, minor adjustments to environmental and recreational zones are proposed. The majority of the areas which are proposed to be rezoned are cleared or have scattered/modified native vegetation, with low ecological value and poor connectivity.

Flora and Fauna

Detailed ecological investigations were undertaken by Umwelt Environmental Consultants as part of the Precinct 7A rezoning in 2013 and the findings support the proposed rezoning.

Biodiversity & Connectivity

The land below the 1% Annual Exceedence Probability (AEP) flood level has been identified as a Green Corridor and Habitat Network within the NWSSP. Part of the site is known as the Warnervale Floodplain and contains an area listed as a State Environmental Planning Policy 14 – Coastal Wetland (SEPP 14) identified as Porters Creek Wetland. A Green Corridor and Habitat Network is proposed to provide connectivity in the west from Porters Creek Wetland to the Tacoma Wetlands in the south-east (See Figure 5).

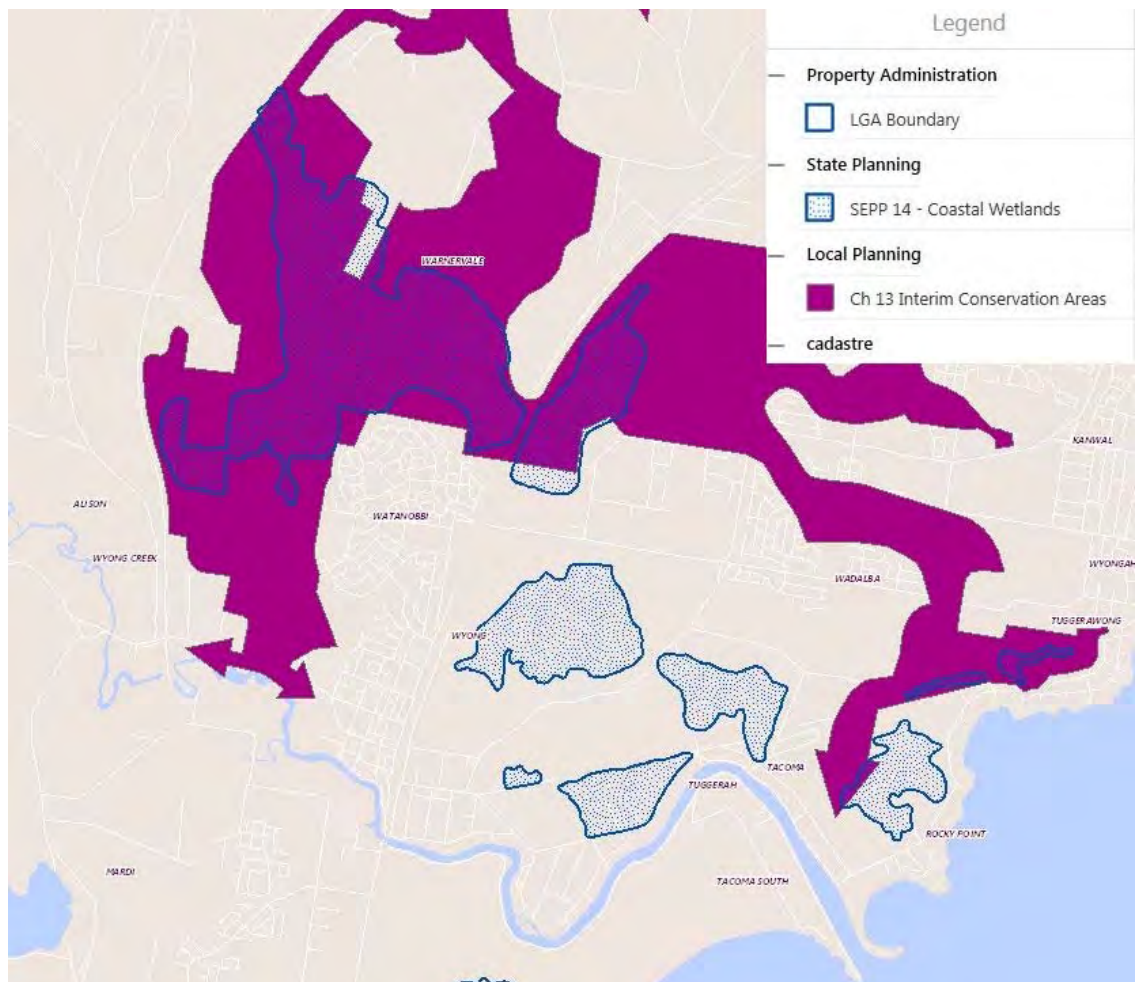


Figure 5: SEPP 14 Wetland and Corridor Links

Heritage

In 2008 Archaeological Surveys and Reports Pty Ltd (ACR) were appointed to prepare an Aboriginal and European Archaeological Study as part of the Precinct 7A rezoning. No items of European Cultural Heritage on the site have been identified on the portion of the site which is proposed to be rezoned. It should be noted that Warnies Railway Café and General Store is listed as a Heritage Item in Schedule 5 of WLEP 2013 and is located to the west of the site.

The area which is currently zoned RE1 Public Recreation contains 11 Aboriginal heritage artefacts. The applicant engaged Extent Heritage Advisors who submitted a letter of advice. This advice included information confirming initial discussions involving the proponent the Darkinjung Local Aboriginal Land Council (DLALC) and Guringai Tribal Link Aboriginal Land Council (GTLALC). It has been indicated that an appropriate solution can be developed to manage any impacts at the Development Application stage.

However it is noted that the Precinct 7A Aboriginal Archaeological Assessment was undertaken in 2008 and now no longer satisfies current Aboriginal heritage guidelines or

requirements, which were updated by the NSW Office of Environment and Heritage in 2010. It is noted that the previously identified cultural deposit known as Bitova OS 4 has a high density of artefacts and further investigation was recommended in the 2008 ASR report.

It is therefore considered prudent to require (post gateway determination) an updated comprehensive Aboriginal Archaeological and Cultural Heritage survey be undertaken in accordance with the NSW Office of Environment and Heritage investigation, assessment and reporting guidelines, inclusive of relevant consultation with indigenous groups.

Bushfire

Preliminary bushfire information submitted with the planning proposal determined that the perimeter road will provide adequate Asset Protection Zones from the revegetated floodplain.

Flooding

Initial flood modelling has been undertaken by Cardno in 2016 on behalf of the proponent which has informed the proposed zone boundary based upon some filling of the edge of the flood plain. Further consideration of flood impacts from future development of the subject land and also downstream is required.

Contaminated Land and Acid Sulfate Soils

Detailed land contamination investigations were undertaken by Douglas Partners as part of the recent Precinct 7A rezoning process, where it was established that the subject site contained no "areas of concern".

Internal Consultation

Internal consultation for the planning proposal to date has included staff from the following units and sections. No objections were received. Relevant comments have been utilised to inform the issues and strategic merits assessment of the proposal.

Development Assessment, Development Engineering (Engineering) - Stormwater

The proposed stormwater scheme will be consistent with the stormwater management strategy which is in the process of being developed for Porters Creek Wetland by BMT WBM for Council.

Development Assessment, Development Engineering - Transport

Access to the site is obtained from Warnervale and Virginia Roads with two additional south access roads proposed from Warnervale Road east and west of the existing B1 Neighbourhood Centre Zone. Any increase in traffic generated by this planning proposal over and above the original rezoning proposal will need to be assessed to determine if any additional traffic infrastructure is required to accommodate future development.

It is recommended that post Gateway Determination a detailed traffic assessment and a road safety audit is carried out on the masterplan layout to make revisions to revise road layouts and identify any major road safety issues. The traffic assessment should consider the higher residential densities proposed under the revised masterplan and identify any required traffic and transport upgrades required as a result. The study should resolve a safe and efficient road hierarchy and layout to inform any necessary revisions to the masterplan and *Wyong Development Control Plan 2013* (WDCP 2013).

Property Management, Senior Ecologist

The assessment undertaken by Umwelt Environmental Consultants as part of the Precinct 7A rezoning in 2013 has been considered. The findings and recommendations of these investigations are relatively recent and provide sufficient evidence to support the rezoning of Precinct 7A and, therefore, support the expanded footprint of the current planning proposal.

Recreation Planning and Development

The proposed central park of 3.17 Ha will support a range of facilities and uses that will be crucial to the success of the development in order to make the locality a desirable place to live.

Community Partnerships and Planning (Social Planning)

The proposal to increase residential densities is considered beneficial to satisfying the needs of people at different life stages. Smaller lot sizes and medium density dwellings are proposed near the neighbourhood centre precinct and surrounding the central park, which is supported.

Strategic Planning (Heritage)

No items of European Cultural Heritage on the have been identified on the land proposed to be rezoned although the Warnies Railway Café and General Store is located to the west of the site, which is a locally listed Heritage Item. The previous Precinct 7A Aboriginal Archaeological Assessment (undertaken in 2008) now no longer satisfies current Aboriginal heritage guidelines and therefore needs to be updated.

Strategic Planning (Contributions)

Increased residential densities arising from the planning proposal will need to be considered as part of the review of Section 94 Contribution Plan.

Water Planning and Development (Water and Sewer)

Adequate capacity exists for the servicing of the site with water and sewer, subject to connection at the cost of the developer of the site. Electricity, gas and the National Broadband Network is also available.

Waterways Asset Management (Hydrology)

Council's Flooding Engineer has advised that the intensified development cannot increase downstream impacts greater than that determined by the Precinct 7A flood study, and that the intensified development cannot proceed until works are carried out to Council's satisfaction to appropriately protect properties in Lucca Road, North Wyong.

This was proposed in the Precinct 7A Flood Study (Aug 2012) and requirements are specified in Chapter 6.5, Section 2.11 of the WDCP 2013. Additional flood information and analysis will be required to determine the acceptability of this impact and management approaches.

Further discussion with the proponent will be required post Gateway Determination to ensure upstream development impacts are mitigated to the satisfaction of Council. The proponent may be required to modify the extent of residential development proposed as part of this rezoning proposal or explore additional detention options on the floodplain to ensure that there is no increase downstream greater than that determined by the original Precinct 7A flood study.

External consultation

Government agency and public consultation requirements for the planning proposal will be detailed in the Gateway Determination and conducted accordingly. It is anticipated that the following agencies will need to be consulted:

- NSW Department of Planning and Environment
- NSW Department of Primary Industries (Water)
- NSW Office of Environment and Heritage
- NSW Roads and Maritime Services
- NSW Rural Fire Service
- Transport for NSW
- Darkinjung Aboriginal Land Council (stakeholder group)
- Guringai Tribal Link (stakeholder group)

Statutory Compliance and Strategic Justification

The DP&E in May 2016 issued guidance for merged Councils on planning functions. In accordance with these guidelines, merged Councils are to continue to progress planning proposals with strategic merit. This planning proposal is consistent with the guidelines and is appropriate to be progressed.

An assessment of the request to amend WLEP 2013 against the relevant directions of the *Central Coast Regional Plan*, *NWSSP*, *Wyong Settlement Strategy*, Section 117(2) Ministerial Directions and State Environmental Planning Policies has been undertaken as attached (Attachment 2). The proposal is considered to be consistent with the relevant directions, in particular, those relating to the provision of housing supply.

The request is considered to be consistent with these considerations and suitable for forwarding to the Minister for Planning for a gateway determination.

Budget Impact:

There is no immediate budget impacts as the assessment of the request for the amendment to WLEP 2013 is funded by the payment of rezoning fees. Further assessment work conducted by Council staff and all of the required supporting technical studies will be funded by the owner/proponent as per Council's Planning Proposal Procedure.

Conclusion:

The request to rezone land at Lot 1 DP 385242, Lots 1, 2 & 3 DP 1101086, Lot 1 DP 1018444 and Lots 73, 74, 75 & 76 DP 7091 (15-35 Warnervale Road & Part of 95-105 & 107-171 Virginia Road), Warnervale is considered to have strategic merit.

Although further investigative studies will be required after a Gateway determination is issued, the planning proposal has addressed all the relevant criteria in order for Council to seek a Gateway determination.

It is therefore recommended that a planning proposal be prepared and forwarded to the Minister for Planning for a Gateway Determination.

Attachments

- | | | |
|----------|---|-----------|
| 1 | Attachment to Report - Proposal Summary Sheet | D12678789 |
| 2 | Attachment to Report - Strategic Assessment | D12678785 |

2.2 Planning Proposal Request 15-35 Warnervale Road and 95-171 Virginia Road Warnervale

RESOLVED on the motion of Mr REYNOLDS:

446/17 That the Council prepare a Planning Proposal to amend Wyong Local Environmental Plan 2013, to rezone lands at (15-35 Warnervale Road & Part of 95-105 & 107-171 Virginia Road);

□ Lot 1 DP 385242

□ Lots 1, 2 & 3 DP 1101086

□ Lot 1 DP 1018444

□ Lots 73, 74, 75 & 76 DP 7091

from E3 Environmental Management to R2 Low Density Residential, from RE1 Public Recreation to R1 General Residential, from R2 Low Density Residential to R1 General Residential and from RU6 Transition to R2 Low Density Residential and E3 Environmental Management, pursuant to Section 55 of the Environmental Planning and Assessment Act 1979.

447/17 That the Council forward the Planning Proposal to the NSW Minister for Planning requesting a gateway determination, as well as requesting delegation for Council to finalise and make the draft Local Environmental Plan, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act, 1979.

448/17 That the Council prepare and exhibit, subject to the Gateway Determination, appropriate Development Control Plan provisions to amend Wyong Development Control Plan 2013.

449/17 That the Council prepare and exhibit, subject to the Gateway Determination, appropriate amendments to applicable Section 94 Development Contributions Plan (if required) to support the development of the subject land.

450/17 That the Council authorise staff to negotiate and prepare a Voluntary Planning Agreement with respect to any aspect of the proposal, (if required).

451/17 That the Council undertake community and public authority consultation, in accordance with the Gateway Determination requirements, including the concurrent exhibition of the draft Development Control Plan, draft amending Section 94 Development Contributions Plan and draft Voluntary Planning Agreement (if required).

452/17 That the Council consider a further report on results of the agency and community consultation.

Central Coast Regional Plan Direction Assessment

	<i>Direction</i>	<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
12.	<i>Grow Gosford City Centre as the region's capital</i>	No	N/A	N/A
13.	<i>Focus economic development in the Southern and Northern Growth Corridors</i>	No	N/A	N/A
14.	<i>Support priority economic sectors</i>	No	N/A	N/A
15.	<i>Strengthen inter-regional and intra-regional connections for business</i>	No	N/A	N/A
16.	<i>Support new and expanded industrial activity</i>	No	N/A	N/A
17.	<i>Strengthen the economic self-determination of Aboriginal communities</i>	No	N/A	N/A
18.	<i>Increase job containment in the region</i>	No	N/A	Whilst the proposal will not directly supply long term employment opportunities, local economic benefits could be realised by indirect secondary expenditure
19.	<i>Recognise the cultural landscape of the Central Coast</i>	No	N/A	The 2010 Aboriginal Heritage Assessment prepared as part of the Precinct 7A Rezoning identifies some artefact scatters across the current RE1 zoned land. A management solution needs to be developed as part of a full assessment of the site in accordance with OEH guidelines for Proponents. This will be required post gateway determination.
20.	<i>Protect and enhance productive agricultural land</i>	Yes	Yes	The subject site has been historically utilised for agricultural activities (grazing and rose farm). Whilst the current zoning enables

<i>Direction</i>		<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
				some agricultural land uses (e.g. extensive agriculture, horticulture etc.), the site is not recognised as Biophysical Strategic Agricultural Land (BSAL). The precinct is identified in the North Wyong Shire Structure Plan (NWSSP) for future development. Further comment regarding the agricultural potential of the site may be provided through the agency consultation process should the proposal proceed.
21.	<i>Secure the productivity and capacity of resource lands</i>	Yes	Yes	The mining SEPP permits underground mining, with consent. In this context the proposal is considered consistent with this direction.
22.	<i>Sustain and balance productive landscapes west of the M1</i>	No	N/A	N/A
23.	<i>Protect and manage environmental values</i>	Yes	TBC	The proposal is likely to be able to suitably manage and protect environmental values. This will be able to be confirmed by appropriate technical information required post Gateway determination.
24.	<i>Sustain water quality and security</i>	Yes	TBC	Proper storm water management during construction and upon completion will be required to ensure stormwater quality and quantity does not adversely impact the flood plain and downstream wetlands such as Porters Creek.
25.	<i>Protect the coast and manage natural hazards and climate change</i>	No	N/A	The area of the site nominated for rezoning is not identified as being located within a flood hazard area however filling of the floodplain is proposed in this location. Downstream and upstream impacts and implications need to be quantified to determine the form under which this proposal

<i>Direction</i>		<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
				should proceed.
26.	<i>Create a well-planned, compact settlement pattern</i>	Yes	Yes	The proposal provides for logical infill development, has ability to connect to existing water and sewer infrastructure in addition to having accessibility to public transport.
27.	<i>Grow investment opportunities in the region's centres</i>	No	N/A	N/A
28.	<i>Align land use and infrastructure planning</i>	Yes	Yes	The proposal provides for logical greenfield development, as nominated by the North Wyong Shire Structure Plan.
29.	<i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	No	N/A	N/A
30.	<i>Accelerate housing supply and improve housing choice</i>	Yes	Yes	The request is considered consistent with Action 19.3. The proposed zone change to increase the area of residential zoned land will assist in accelerating the delivery of new dwellings in order to support the projected housing demand.
31.	<i>Grow housing choice in and around local centres</i>	Yes	Yes	In terms of Action 20.1, the proposal will satisfy the direction to improve housing choice by supporting housing delivery in and near the growth corridors and local centres. In this regard. The land release from the proposal will support housing delivery in the NWSSP area.
32.	<i>Provide housing choice to meet community needs</i>	Yes	Yes	The rezoning proposal will facilitate a zoning that allows for a wide range of housing. The masterplan proposed with the rezoning shows a range of lot sizes will provide greater housing diversity.

<i>Direction</i>		<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
33.	<i>Deliver housing in new release areas that are best suited to building new communities</i>	Yes	Yes	The rezoning proposal aims to amend an existing urban release zoning to more efficiently utilise land for residential purposes. Infrastructure required to support the rezoning will support the delivery of the NWSSP release areas.
34.	<i>Manage rural lifestyles</i>	No	N/A	N/A

Ministerial Section 117 Directions Assessment

Direction	Comment
Employment & Resources	
1.1 Business & Industrial Zones	
Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic centres. Applies when a planning proposal affects land within an existing or proposed business or industrial zone.	Not applicable. Commercial zoning is not proposed.
1.2 Rural Zones	
Aims to protect the agricultural production value of rural land. Applies when a planning proposal affects land within an existing or proposed rural zone.	Applicable Consistent The planning proposal will affect land that is currently zoned RU6 Transition by rezoning it to facilitate residential uses. Investigations undertaken to support the previous rezoning of 'Precinct 7A' including this location determined that land within this precinct had limited agricultural potential. The primary objective of the RU6 transition zone is to protect its future development potential whilst allowing appropriate uses such as agriculture. The precinct is identified in the North Wyong Shire Structure Plan (NWSSP) for future development. On the basis of the above the rezoning is considered consistent with this direction.
1.3 Mining, Petroleum Production and Extractive Industries	
Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or	Applicable Consistent The mining SEPP permits underground mining, with consent. In this context the proposal is considered consistent with this direction.

Direction	Comment
restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	
1.4 Oyster Aquaculture	
Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers. Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.	Not Applicable The proposal does not affect land within a Priority Oyster Aquaculture Area.
1.5 Rural Lands	
Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes. Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.	Not Applicable This Direction does not apply to this part of the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
Environment & Heritage	
2.1 Environmental Protection Zones	
Aims to protect and conserve environmentally sensitive areas. Applies when the relevant planning authority prepares a planning proposal.	Applicable To be determined. This Direction requires the request to include provisions that facilitate the protection and conservation of environmentally sensitive areas. A planning proposal request that applies to land within an environmental protection zone or land otherwise identified for environmental protection purposes in a LEP must not reduce

Direction	Comment
	the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). The proposal is likely to be able to suitably manage and protect environmental values. This will be able to be confirmed by appropriate technical information required post Gateway determination.
2.2 Coastal Protection	
Aims to implement the principles in the NSW Coastal Policy. Applies when a planning proposal applies to land in the <i>Coastal Zone</i>.	Not Applicable The area proposed for the rezoning is not located within the coastal zone.
2.3 Heritage Conservation	
Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. Applies when the relevant planning authority prepares a planning proposal.	Applicable To be determined There are no identified European Heritage items or areas in the vicinity of the site. In 2008 Archaeological Surveys and Reports Pty Ltd (ACR) were appointed to prepare an Aboriginal and European Archaeological Study as part of the Precinct 7A rezoning. No items of European Cultural Heritage on the have been identified on the land proposed to be rezoned. It should be noted that Warnies Railway Café and General Store is listed as a Heritage Item in Schedule 5 of WLEP 2013 and is located to the west of the site. The area currently zoned RE1 contains 11 artefacts; the applicant has engaged Extent Heritage Advisors who have submitted a letter of advice. Initial discussions involving the proponent and the Darkinjung Local Aboriginal Land Council (DLALC) and Guringai Tribal Link Aboriginal Land Council (GTLAC) who have indicated that an appropriate solution can be developed to manage any impacts. However it is noted that the Precinct 7A Assessment was undertaken in 2008 and now no longer fulfils current Aboriginal heritage

Direction	Comment
	guidelines or requirements, which were updated in 2010. It is noted that the previously identified cultural deposit known as Bitova OS 4 has a high density of artefacts and further investigation was recommended in the 2008 ASR report. It is therefore considered prudent to require (post gateway determination) an updated comprehensive Aboriginal Archaeological and Cultural Heritage survey be undertaken in accordance with the NSW Office of Environment and Heritage investigation, assessment and reporting guidelines, inclusive of relevant consultation with indigenous groups. Prior to any ground disturbance, an Aboriginal Heritage Impact Permit in accordance with the Part 6, National Parks and Wildlife Act 1974 (NPWA 1974) will be required..
2.4 Recreational Vehicle Areas	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. Applies when the relevant planning authority prepares a planning proposal.	Applicable The proposal does not seek land to be developed for the purpose of a recreation vehicle area. The proposal is consistent with this Direction.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. Applies when a planning proposal affects land within an existing or proposed residential zone,	Applicable Consistent. This direction applies to this planning proposal as it proposes to rezone E3 and RU6 zoned land for residential purposes. Under <i>Wyong Local Environment Plan (WLEP) 2013</i> the R1 General Residential zone provides for a variety of housing forms including multiple dwelling developments such as manor houses, townhouses and villas and small lot housing and

Direction	Comment
and any other zone in which significant residential development is permitted or proposed to be permitted.	the R2 Low Density Residential zone provides for a variety of housing forms including small lot and secondary dwelling development in addition to traditional single dwelling houses. The provisions of <i>WLEP 2013</i> and the conditions of any development consent issued will ensure that the land is adequately serviced for residential development.
3.2 Caravan Parks and Manufactured Home Estates	
Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority prepares a planning proposal.	Applicable Consistent The RE1 zoned land is able to be developed as a caravan park; however this was not part of the vision when the Precinct 7A rezoning was considered. The planning proposal will remove this capability, however it would be considered an inappropriate land use in the middle of the master planned urban release area. It is therefore considered that the planning proposal is consistent with this direction.
3.3 Home Occupations	
Aims to encourage the carrying out of low impact small business in dwelling houses. Applies when the relevant planning authority prepares a planning proposal.	Applicable Consistent The proposal does not impact on the permissibility of home occupations.
3.4 Integrating Land Use & Transport	
Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	Applicable To be determined The planning proposal will rezone additional areas for residential purposes The residential density has been increased as a result of the proposal. The site is located near non-car dependent forms of travel such as the Warnervale Train Station and bus services the latter which will operate through the site. The future development will integrate with the established road and public transport system. A master plan has been developed with the planning proposal which proposes a road hierarchy and layout. Cycle paths and pedestrian routes are proposed as part of the masterplan. Council's Transportation and Development Engineers have identified some areas of the

Direction	Comment
	masterplan that will require amendment. However these matters can be addressed post gateway determination and therefore it is considered that this direction is capable of being satisfied.
3.5 Development Near Licensed Aerodromes	
Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 & 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.	Applicable Consistent. The proposal is located within 2 kilometres of the Central Coast Airport; however the land subject of the proposed rezoning is not affected by the (Annual Noise Exceedance Frequency) ANEF and Obstacle Limitation Surface. Therefore the planning proposal is consistent with this direction.
3.6 Shooting Ranges	
Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.	Not Applicable The proposal is not located in the vicinity of a shooting range.
Hazard & Risk	
4.1 Acid Sulfate Soils	
Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.	Applicable Consistent The area contains Class 3 and 5 soils and as such any future DA will be required to address existing provisions under Clause 7.1 of the WLEP 2013. It is noted that the planning proposal proposes that filling will be occurring within

Direction	Comment
	these areas for flooding purposes; therefore exposure of ASS is unlikely. Taking the above into consideration, the proposal is consistent with the objectives of this direction.
4.2 Mine Subsidence & Unstable Land	
Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence. Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.	Not Applicable
4.3 Flood Prone Land	
Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land. Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.	Applicable To be determined The land is affected by the 1 in 100 year flood event (1% AEP). Initial flood modelling has been undertaken by Cardno which has informed the proposed zone boundary based upon some filling of the edge of the flood plan. Consideration of the flood impact on development of the subject land and also downstream is required. Council's Flooding and Development Engineers have reviewed the Flood Impact Assessment and have raised concerns at the potential impact on some downstream locations around the North Wyong industrial Estate and also upstream near the Warnies General Store. More analysis is required to determine the acceptability of this impact and whether it can be adequately managed. The consistency of the proposal with this Direction is yet to be determined.
4.4 Planning for Bushfire Protection	
Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.	Applicable To be determined following consultation with Rural Fire Service (RFS) upon completion of bushfire report.

Direction	Comment
Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.	The subject land is classified as RFS Bushfire Category 1 and Vegetation Buffer. Should Council and DP&E support the planning proposal, then the gateway determination would require consultation with the Rural Fire Service.
Regional Planning	
5.1 Implementation of Regional Strategies	
Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies. Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra Regional Strategy & South Coast Regional Strategy.	Not Applicable
5.2 Sydney Drinking Water Catchments	
Aims to protect water quality in the hydrological catchment. Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas. Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
Aims to manage commercial and retail development along the Pacific Highway, North	Not Applicable. This Direction does not apply to the Central

Direction	Comment
Coast. Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	Coast Local Government Area (or former Wyong or Gosford LGAs).
5.8 Second Sydney Airport: Badgerys Creek	
Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek. Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.	Not Applicable. This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
5.9 North West Rail Link Corridor Strategy	
Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans. Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
5.10 Implementation of Regional Plans	
Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans. Applies when the relevant planning authority prepares a planning proposal.	Applicable Consistent The Central Coast Regional Plan identifies this location as part of the Northern Growth Corridor and is identified for residential development. The planning proposal will facilitate the achievement of Goal 4 by planning for ' <i>a variety of housing choices to suit needs and lifestyles</i> '. Direction 22 seeks to ' <i>deliver housing in new release areas that are best suited to building new communities</i> '. Action 22.1 requires the coordination of infrastructure delivery to support the North Wyong Shire Structure Plan release areas. In this regard the proposed development can be suitably serviced. On this basis the planning proposal is considered consistent with this direction.
Local Plan Making	

Direction	Comment
6.1 Approval and Referral Requirements	
Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Applies when the relevant planning authority prepares a planning proposal.	Applicable Consistent The planning proposal will not increase the need for referrals for development applications. Referral requirements will be similar to those that would currently apply to development being generally in accordance with <i>Section 91 of the Environmental Planning and Assessment Act 1979</i>.
6.2 Reserving Land for Public Purposes	
Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition. Applies when the relevant planning authority prepares a planning proposal.	Not applicable
6.3 Site Specific Provisions	
Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	Applicable Consistent While a Development Application is yet to be lodged for the subject site it is apparent that there will be an application lodged for residential subdivision as soon as possible. It is proposed that the relevant LEP mapping be updated only subsequent to this proposal and not additional development standards than currently exist will apply.

Wyong Shire Community Strategic Plan Assessment

Objectives & Actions	Assessment/Comment
1. Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood	
1e - Developing and implementing the Wyong Shire-wide Settlement Strategy	The subject site is identified for development through the (NWSSP)
1g - Implementing the Regional Strategy for the Central Coast that will guide appropriate development, maintain the lifestyle and environment and include	The proposal is generally consistent with the goals of the Central Coast Regional Plan (CCRP) 2036 and NWSSP
1k – Providing individuals with access to a variety of housing types that enable residents to buy or rent accommodation locally	The proposal seeks to provide for low and medium density residential housing within new release areas.
1l – Taking a long-term integrated approach to the provision of both new and existing infrastructure	The proposal will be required to ensure that the necessary servicing infrastructure is available to support the future population of the locality
2. 2. There will be ease of travel within the Shire, and to other regional centres and cities. Travel will be available at all hours and will be safe, clean and affordable.	
2c - Improving and linking the bicycle/shared pathway network and related facilities to encourage more cycling opportunities	Any future development of the subject site will be subject to contributions to provide for necessary infrastructure in the locality. The masterplan has allocated shared pathways or on road cycle ways to be constructed to encourage cycling.
2j – Supporting commuters and their families	The proposal seeks to provide for low and medium density residential housing which is in close proximity to local employment opportunities
3. Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.	
3b - Providing and maintaining a range of community programs focused on community development, recreation, culture, environment, education and other issues	Any future development of the subject site will be subject to contributions to provide for community and recreation infrastructure in the locality.
3f - Maximising the access to, and potential for, new and existing facilities/infrastructure to support growth	Any future development of the subject site will be subject to contributions to provide for community and recreation infrastructure in the locality.
3g – Supporting people in the community to lead healthy, active lifestyles	Any future development of the subject site will be subject to contributions to provide for community and recreation infrastructure in the locality

Objectives & Actions	Assessment/Comment
5. Areas of natural value in public and private ownership will be enhanced and retained to a high level in the context of ongoing development.	
5a - Preserving threatened and endangered species as well as ecological communities and biodiversity	The masterplan indicates that it is unlikely to adversely impact on threatened or endangered species or EECs.
5f – Ensuring sustainable development that is sympathetic to the local setting and reflects community values	The development of the subject site presents a logical extension of Greenfield development.
6. There will be a sense of community ownership of the natural and built environment through direct public involvement with programs and services.	
6a - Improving and promoting public access to environmental areas	The subject site is located in close proximity to the floodplain that connects to the regionally significant Porters Creek SEPP 14 wetland.

02

Land Use Provisions

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote “walkable” neighbourhoods.
- To ensure that development is compatible with the scale and character of the local area and complements the existing streetscape.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Car parks; Caravan parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Signage; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain and enhance the residential amenity and character of the surrounding area.
- To provide a residential character commensurate with a low density residential environment.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres;

Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Farm stay accommodation; Flood mitigation works; Home-based child care; Home businesses; Home industries; Horticulture; Information and education facilities; Recreation areas; Research stations; Roads; Roadside stalls; Secondary dwellings; Sewage treatment plants; Water recreation structures; Water recycling facilities; Water supply systems

4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

03

Mapping

A. Locality Plan





Wyong
Shire
Council

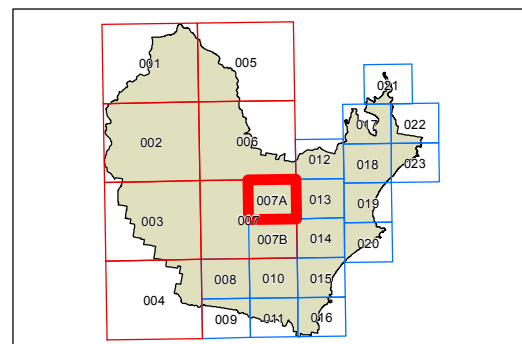
Wyong Local Environmental Plan 2013

Land Reservation Acquisition Map - Sheet LRA_007A

- Carpark (B4)
- Classified road (SP2)
- Environmental conservation (E2)
- Health services facilities (SP2)
- Local open space (RE1)
- Local road (SP2)
- National parks and nature reserves (E1)
- Regional open space (E2)
- Sewer buffer (SP2)
- Stormwater management (E2)
- Stormwater management (E3)
- Stormwater management (SP2)

Cadastre

Cadastre 1/11/2015 © Land and Property Information (LPI)

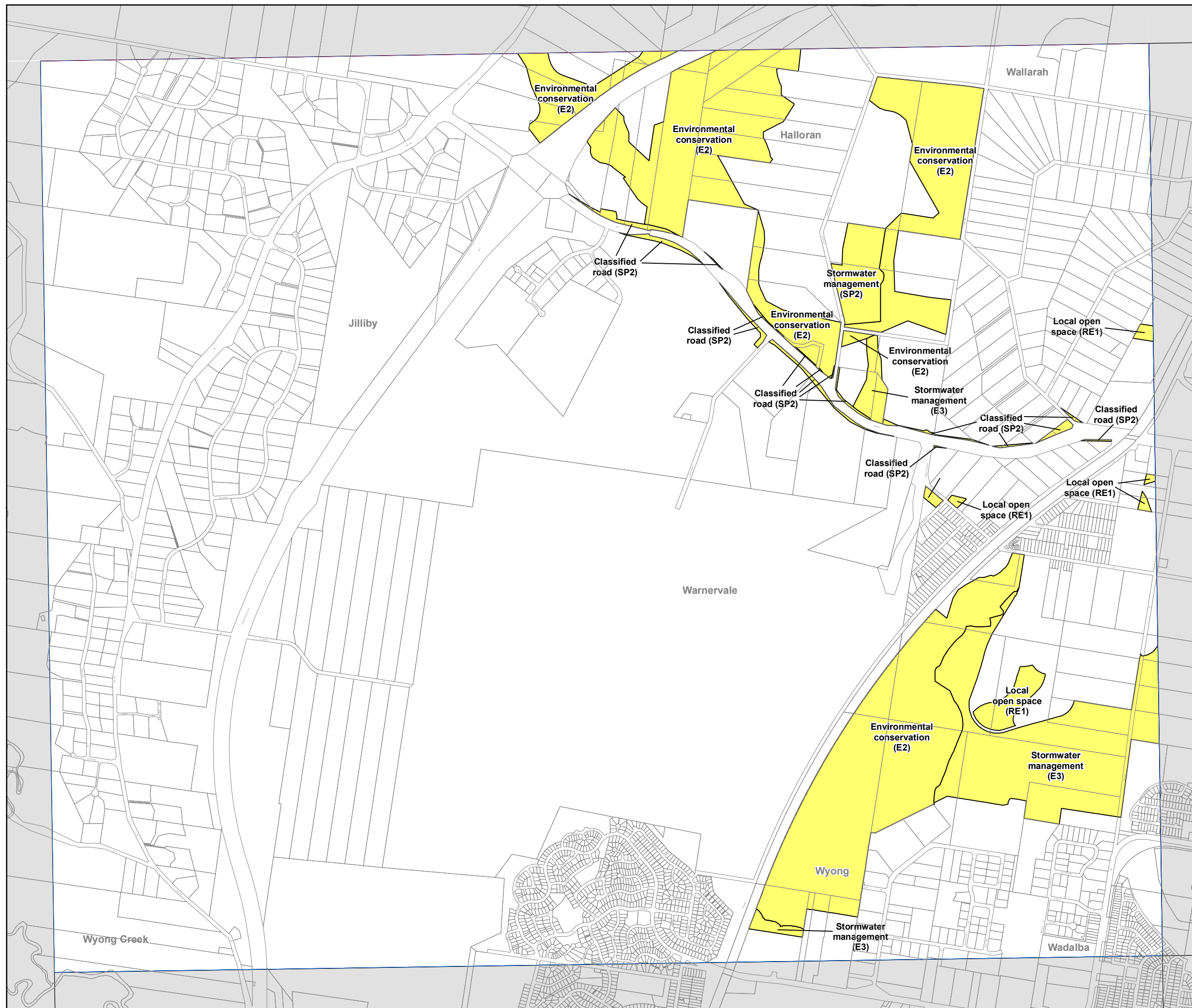


Projection: GDA 1994
MGA Zone 56

0 200 400 600 800
Metres

Scale: 1:20,000 @ A3

Map identification number:
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Wyong
Shire
Council

Wyong Local Environmental Plan 2013

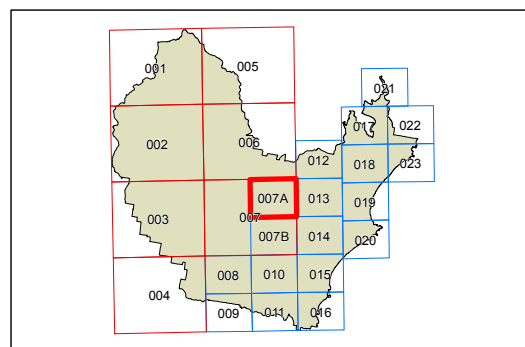
Land Zoning Map - Sheet LZN_007A

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- B7** Business Park
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- E3** Environmental Management
- E4** Environmental Living
- IN1** General Industrial
- IN2** Light Industrial
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU2** Rural Landscape
- RU3** Forestry
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W2** Recreational Waterways
- DM** Deferred matters

Cadastre

□ Cadastre 1/11/2015 © Land and Property Information (LPI)

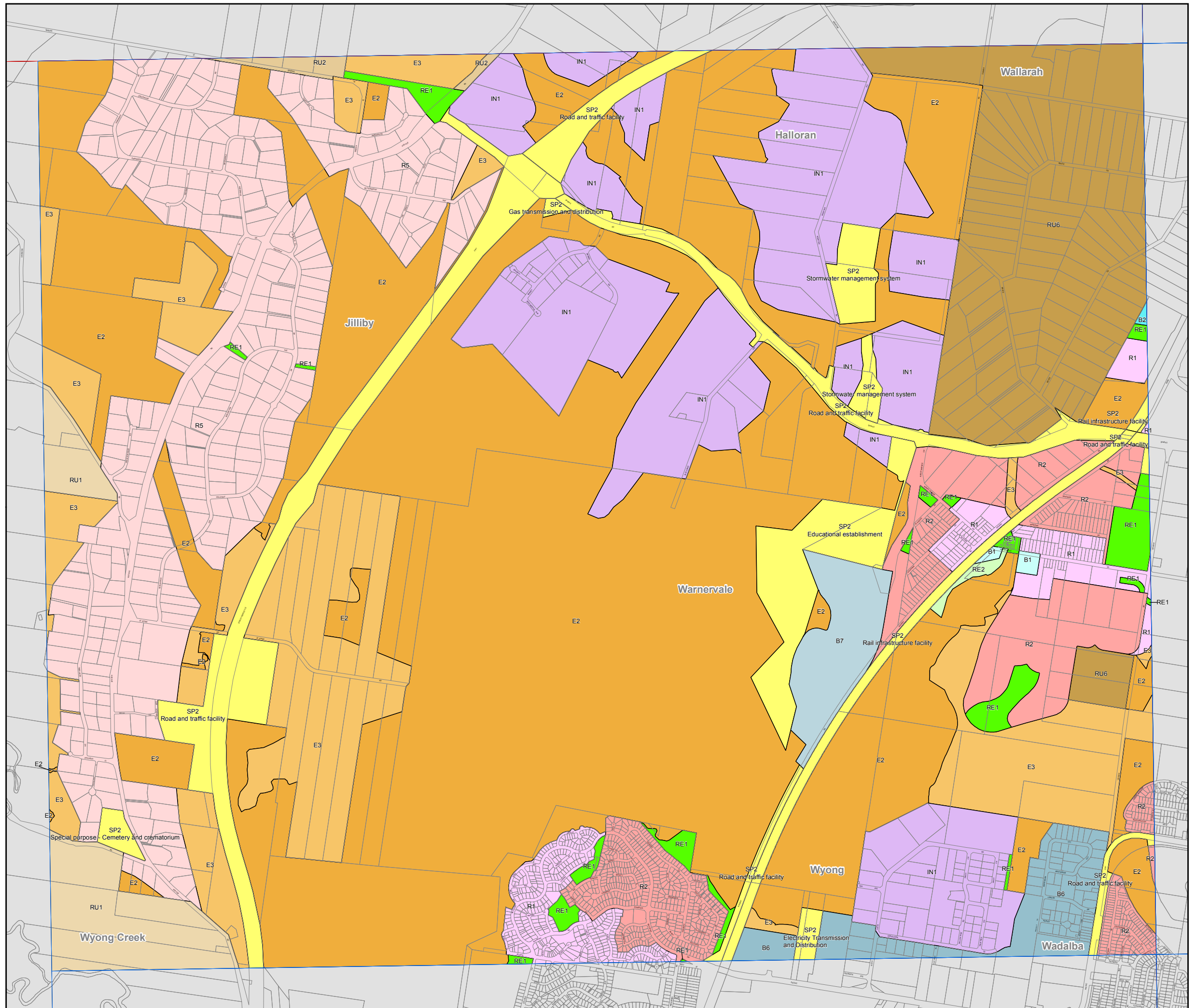


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MGA Zone 56

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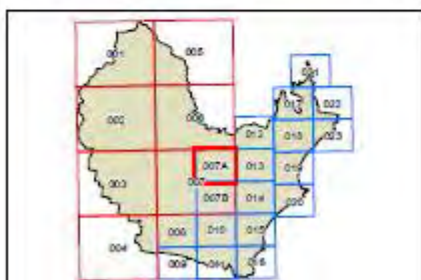
Lot Size Map - Sheet LSZ_007A

Minimum Lot Size (sq m)

G	450
V	2500
Z	2 ha
AA	8 ha
AB1	20 ha
AB2	40 ha

Cadastre

□ Cadastre 2007/08 © Land and Property Information (LPI)



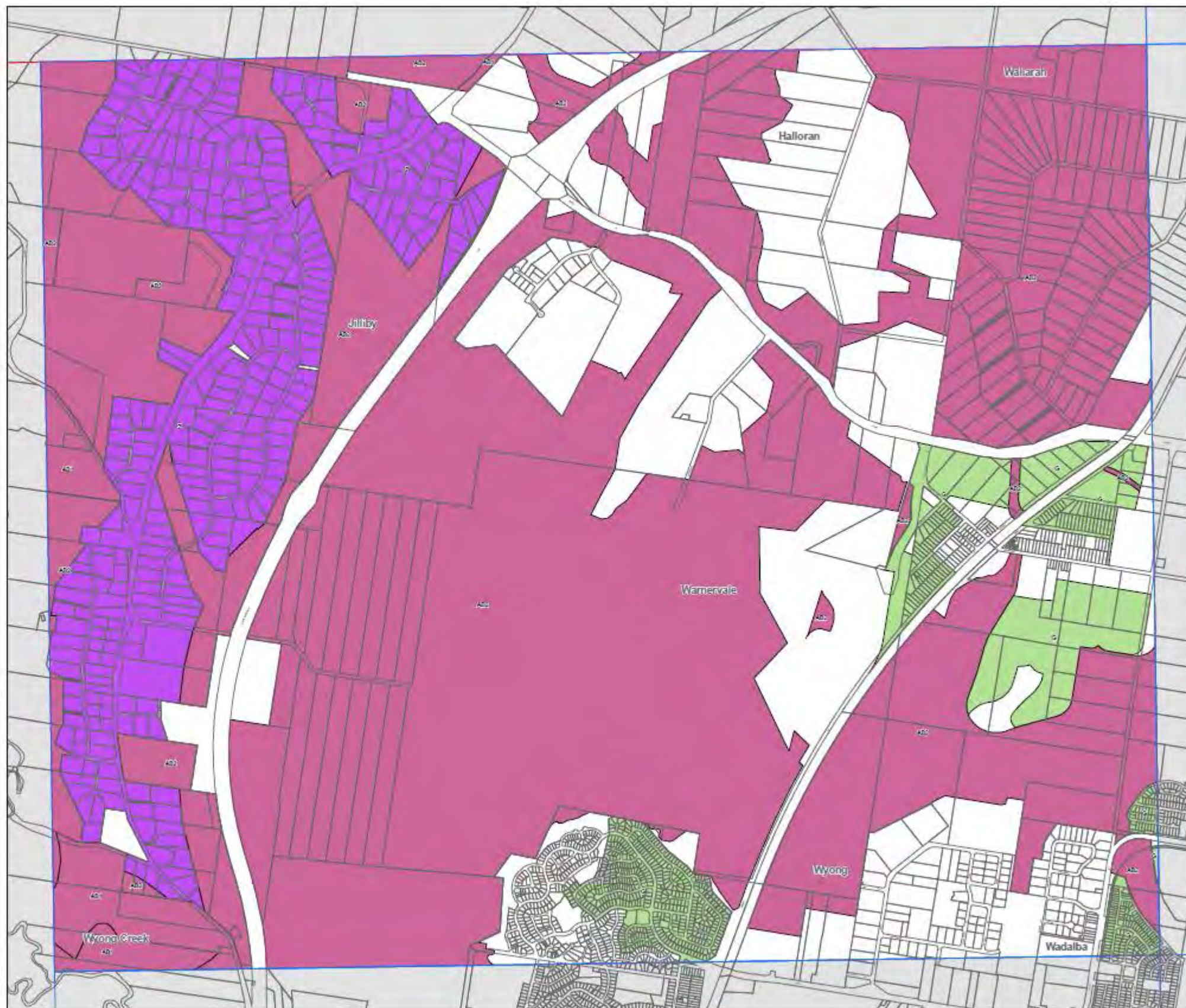
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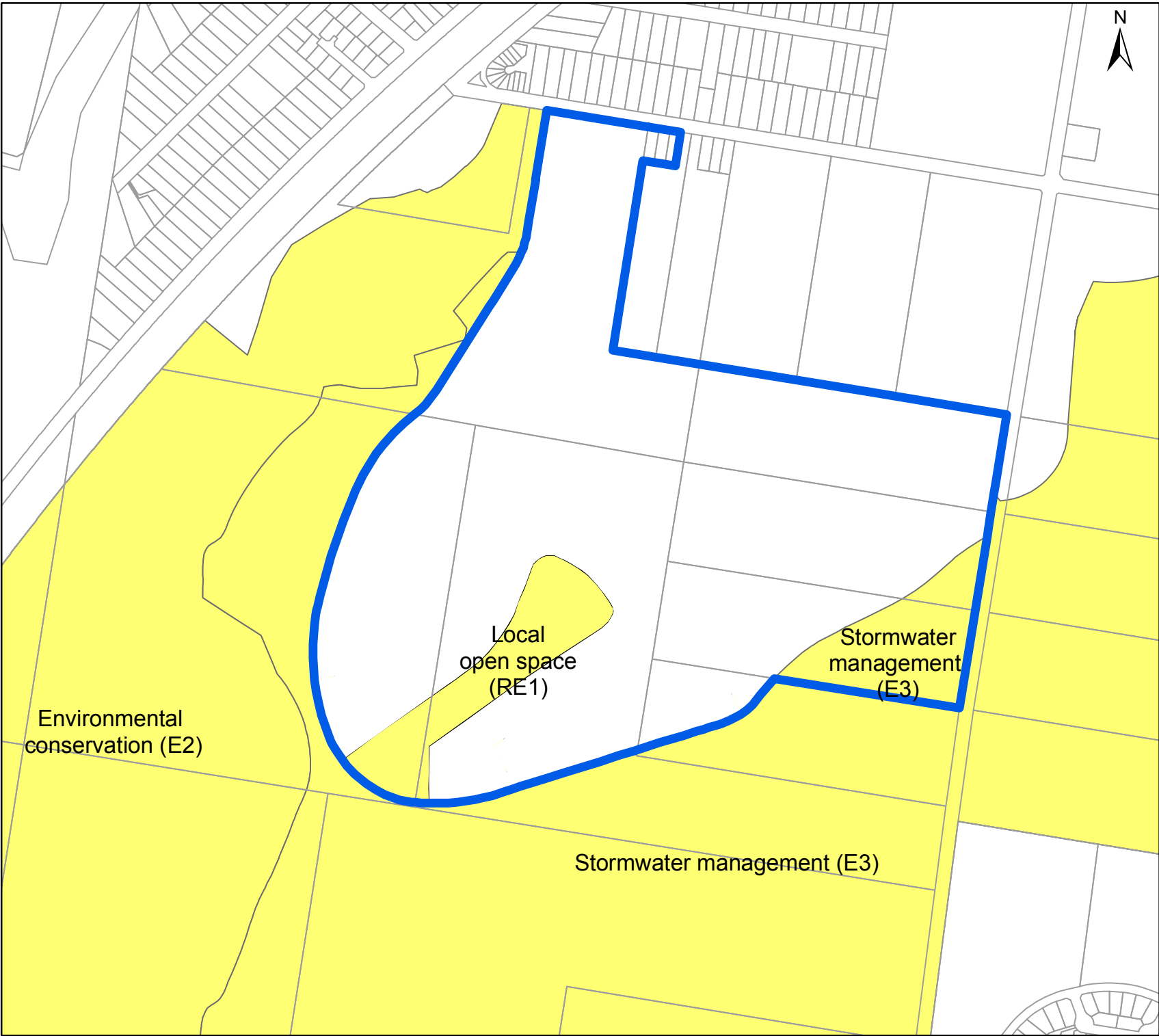
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Metres

Projection: GDA 1984
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number:
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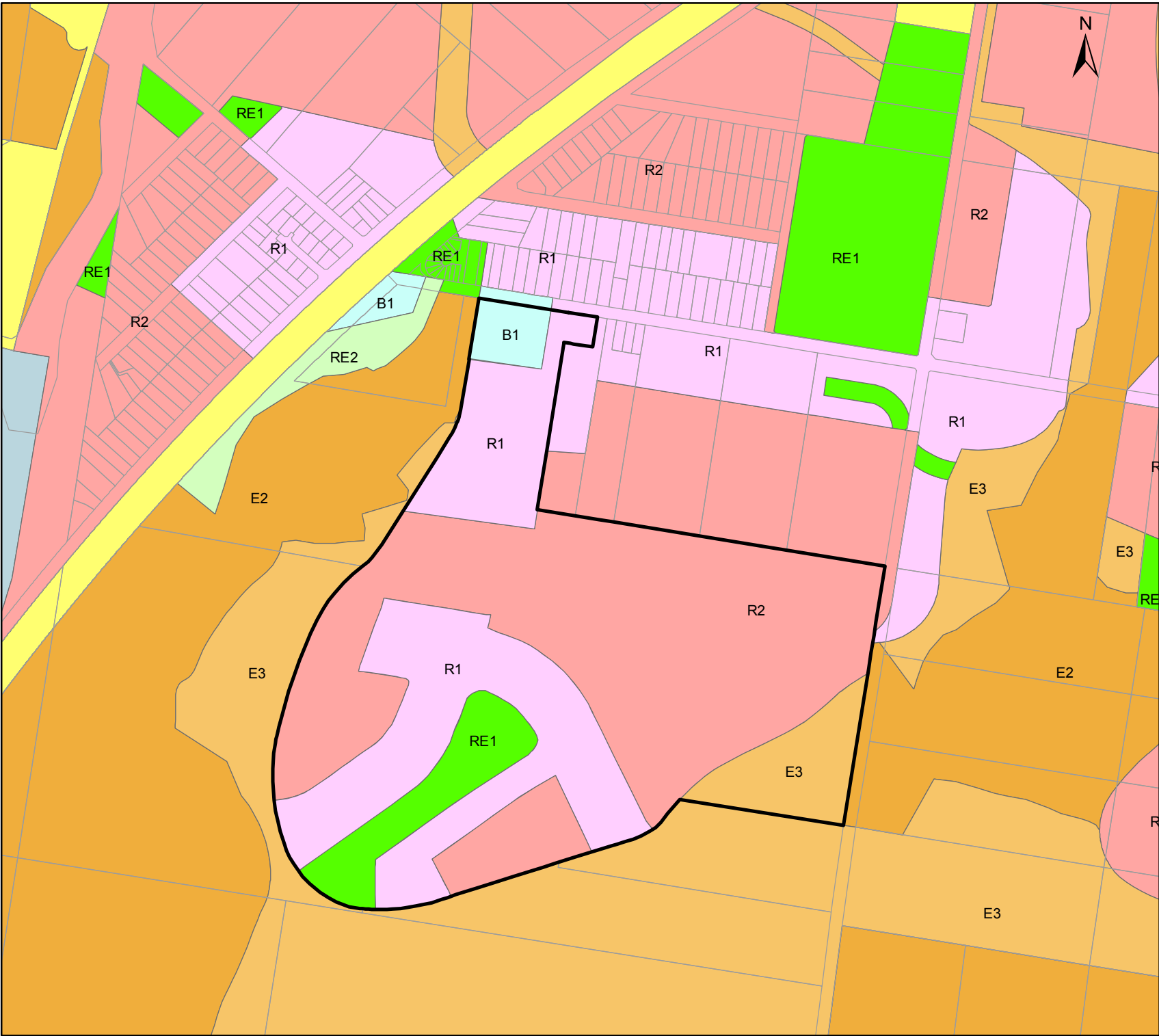




**RZ/6/2016 Warnervale
PROPOSED
LAND ACQUISITION
RESERVATION
WYONG LEP 2013**

- Legend**
-  Subject Site
 -  Environmental conservation (E2)
Stormwater management (E3)
Local open space (RE1)





**RZ/6/2016 - Warnervale
PROPOSED ZONING
WYONG LEP 2013**

Legend

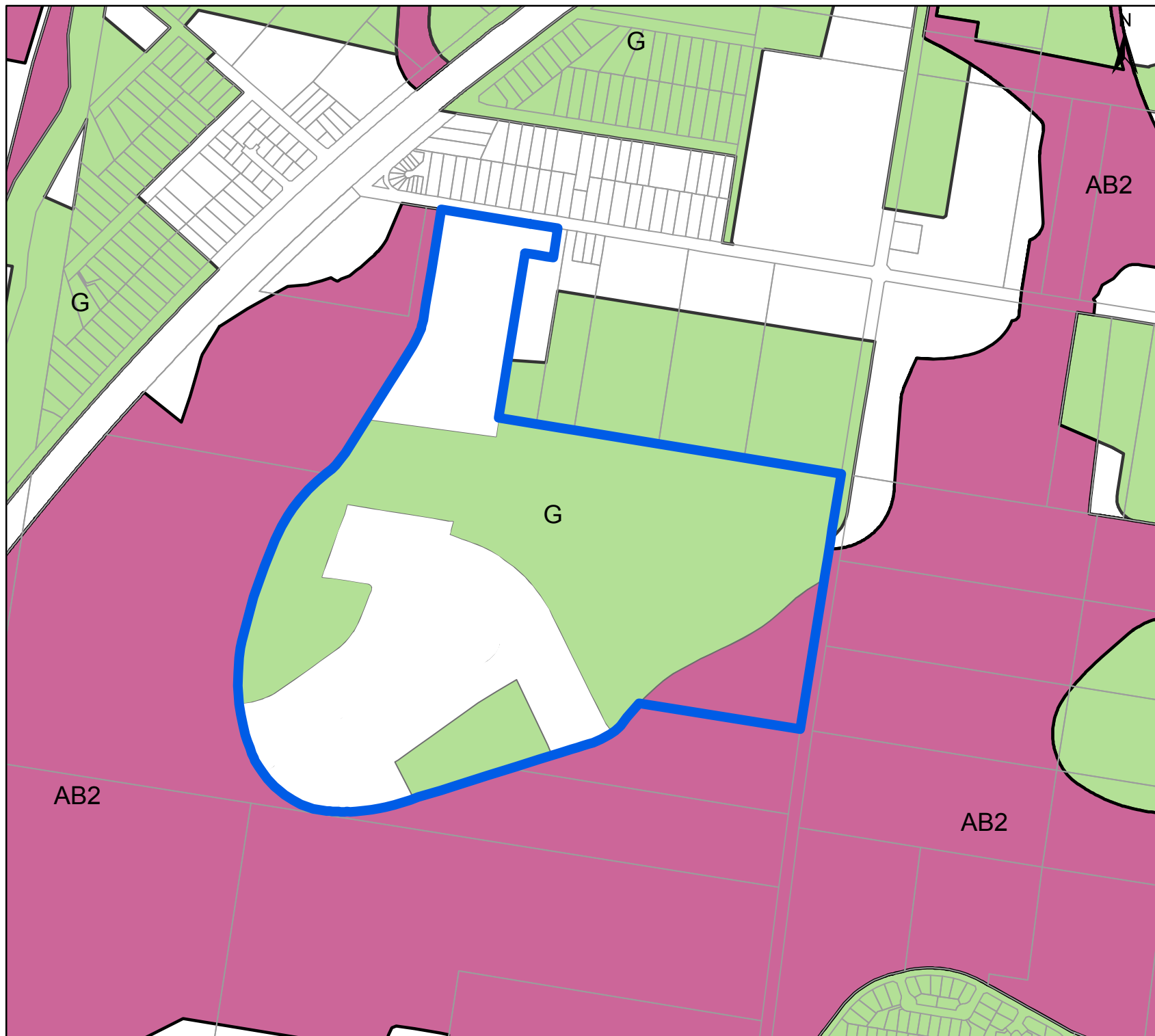
 Land to be Rezoned

Proposed Land Zone

-  B1 Neighbourhood Centre
-  E2 Environmental Conservation
-  E3 Environmental Management
-  R1 General Residential
-  R2 Low Density Residential
-  RE1 Public Recreation
-  RE2 Private Recreation



RZ/6/2016 Warnervale PROPOSED LOT SIZE WYONG LEP 2013



Legend

 Subject Site

Lot Size

 G 450

 AB2 40 ha



04

Studies

A Warnervale Masterplan Report 2017 (OCULUS)



WARNERVALE MASTER PLAN

February 2017

Report prepared by:

O C U L U S
landscape architecture // urban design
level 1 / 5 wilson street newtown nsw 2042 australia

On behalf of:

AVJennings

Contents

- **SITE ANALYSIS**
 - LOCATION
 - OVERALL SITE AREA AND DEVELOPMENT AREA
 - RIPARIAN AREAS
 - EXISTING TREES
 - VEGETATION
 - SLOPE ANALYSIS
 - BUSHFIRE
 - OPPORTUNITIES AND CONSTRAINTS
 - KEY ISSUES
- **VISION AND OVERALL DESIGN PRINCIPLES**
- **MASTER PLAN**
 - MASTER PLAN
 - LAND USES
 - LEP LOT SIZE MAP
 - LOT SIZES
 - LOT TYPOLOGIES
 - INDICATIVE DWELLING PRODUCT
 - PEDESTRIAN AND CYCLE CONNECTIONS
 - ROAD HIERARCHY
 - STREET SECTIONS
 - PARK

Site Analysis

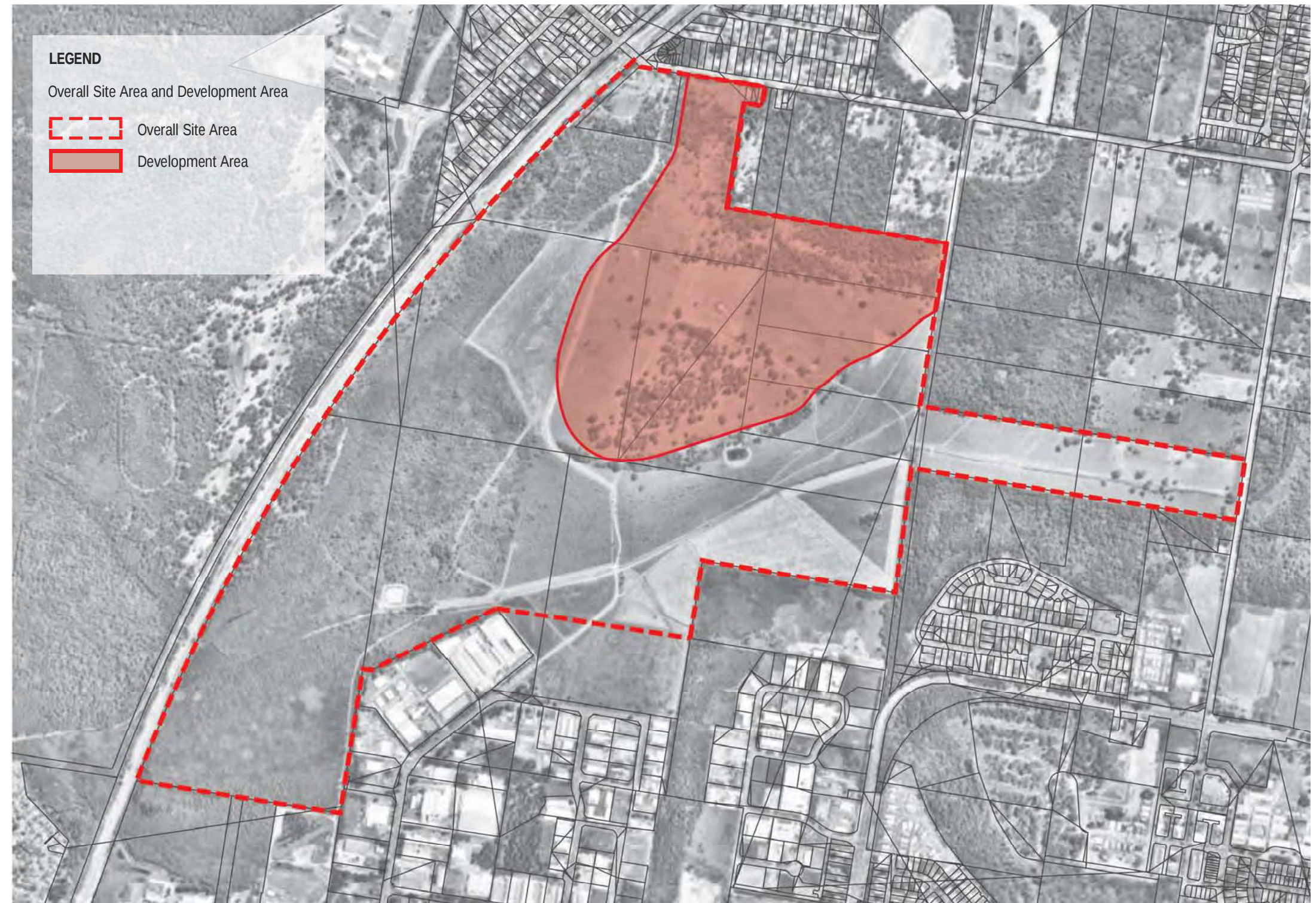
Location



Site Analysis

Overall Site Area and Development Area

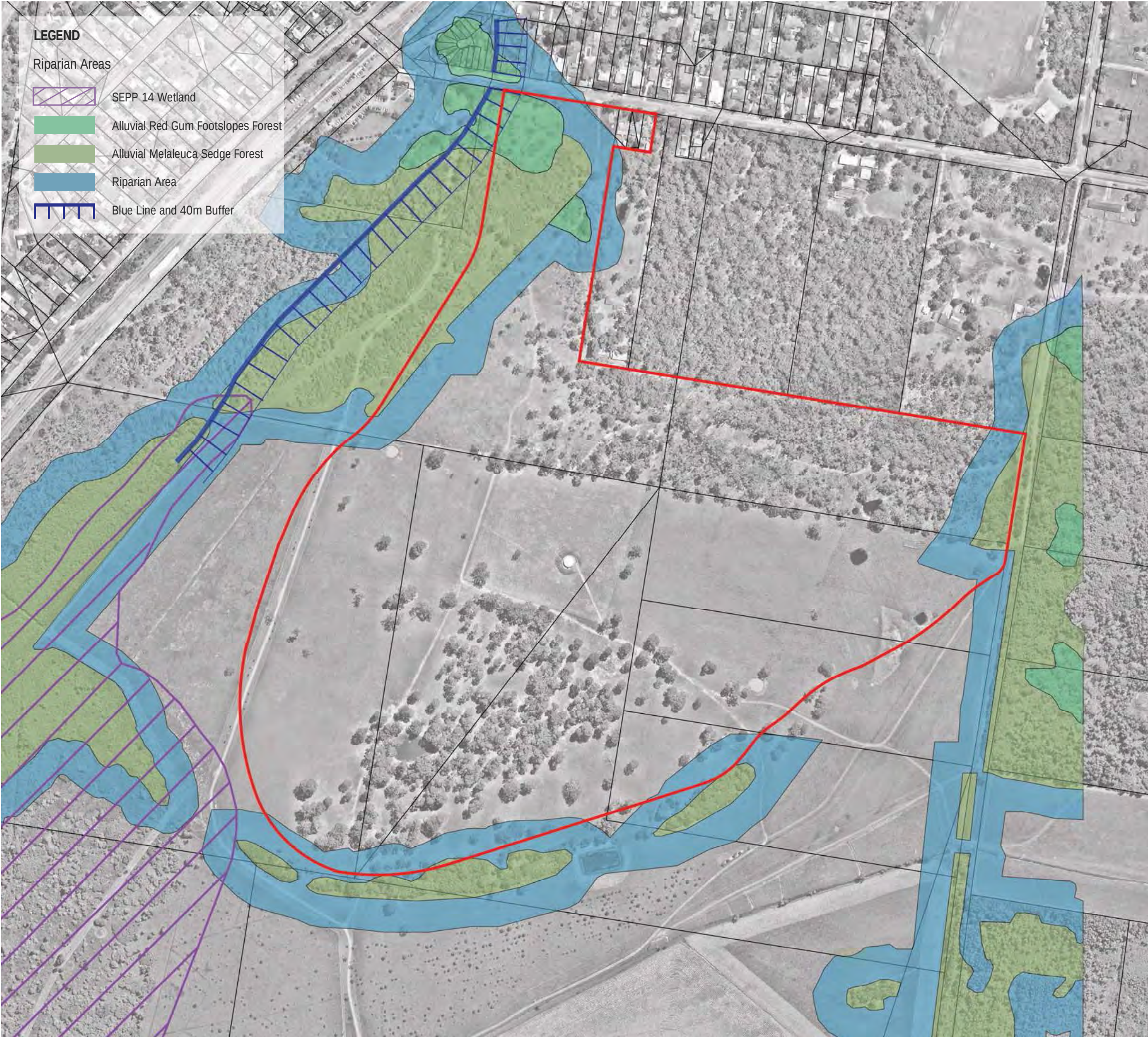
The overall site area of 204.03 Ha lies within the Precinct 7A in North Wyong close to Warnervale train station. According to existing zoning, the area is composed of R1 (General Residential), R2 (Low Density Residential), RE1 (Public Recreation), E2 (Environmental Conservation), E3 (Environmental Management), RU6 (Transition), RE2 (Private Recreation), B1 (Neighbourhood Centre). The development area boundary is determined by the 100 year average recurrence flood level line which covers 49.55 Ha.



Site Analysis

Riparian Areas

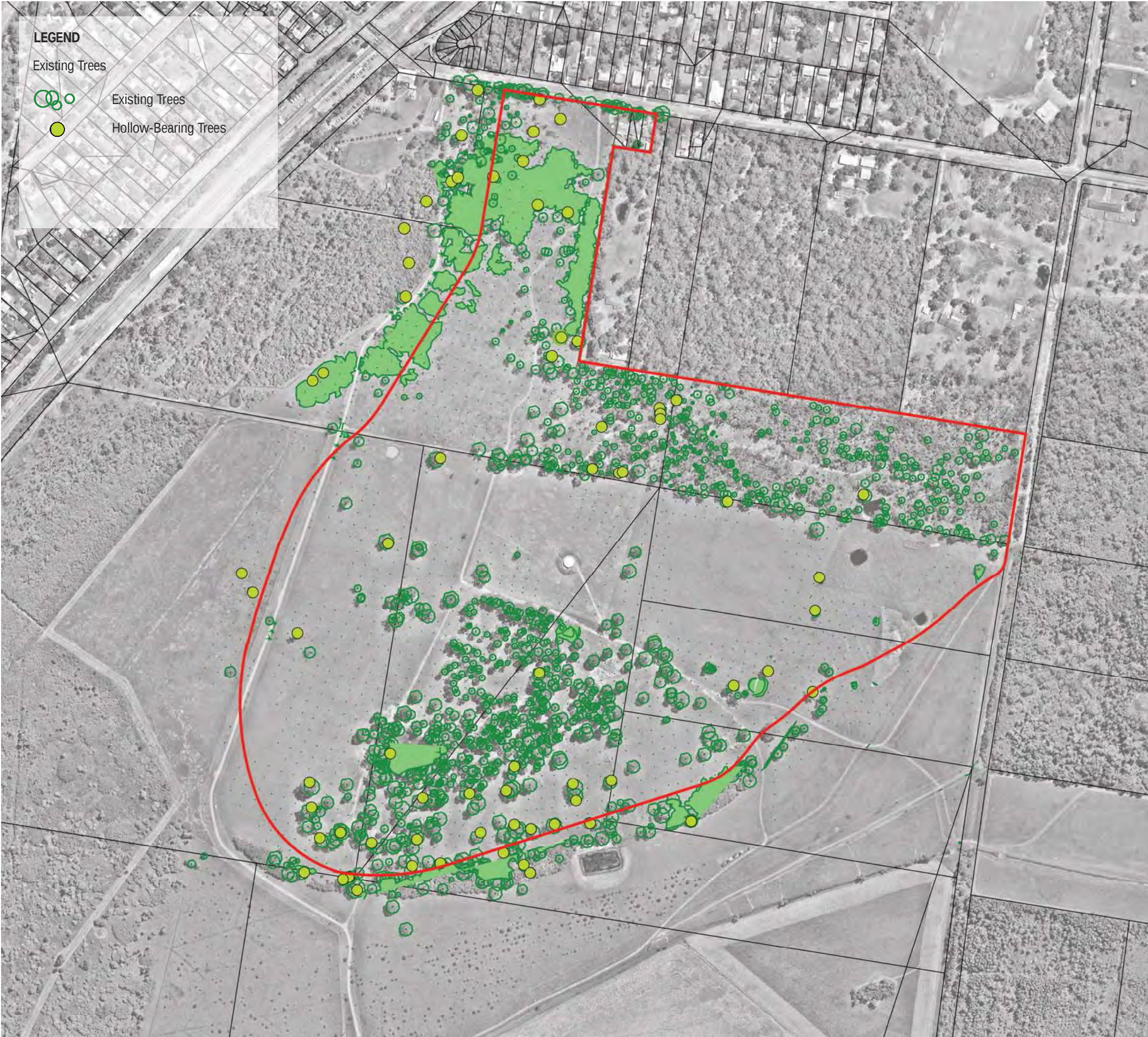
Riparian areas within the site include vegetation surrounding the Alluvial Red Gum Forest - Cleared Understorey and the Alluvial Melaleuca Sedge Forest as well as a 50 metre surrounding buffer zone. These areas form part of the floodplain and the distinctions between the base of water courses and the elevation of the riparian vegetation (highest bank) are minimal.



Site Analysis

Existing Trees

The site has a number of existing trees and tree groups which are mainly concentrated in the north and south parts of the site. The Hollow-bearing Trees that are subject to protection are located mainly in the south part of the site.



Site Analysis

Vegetation

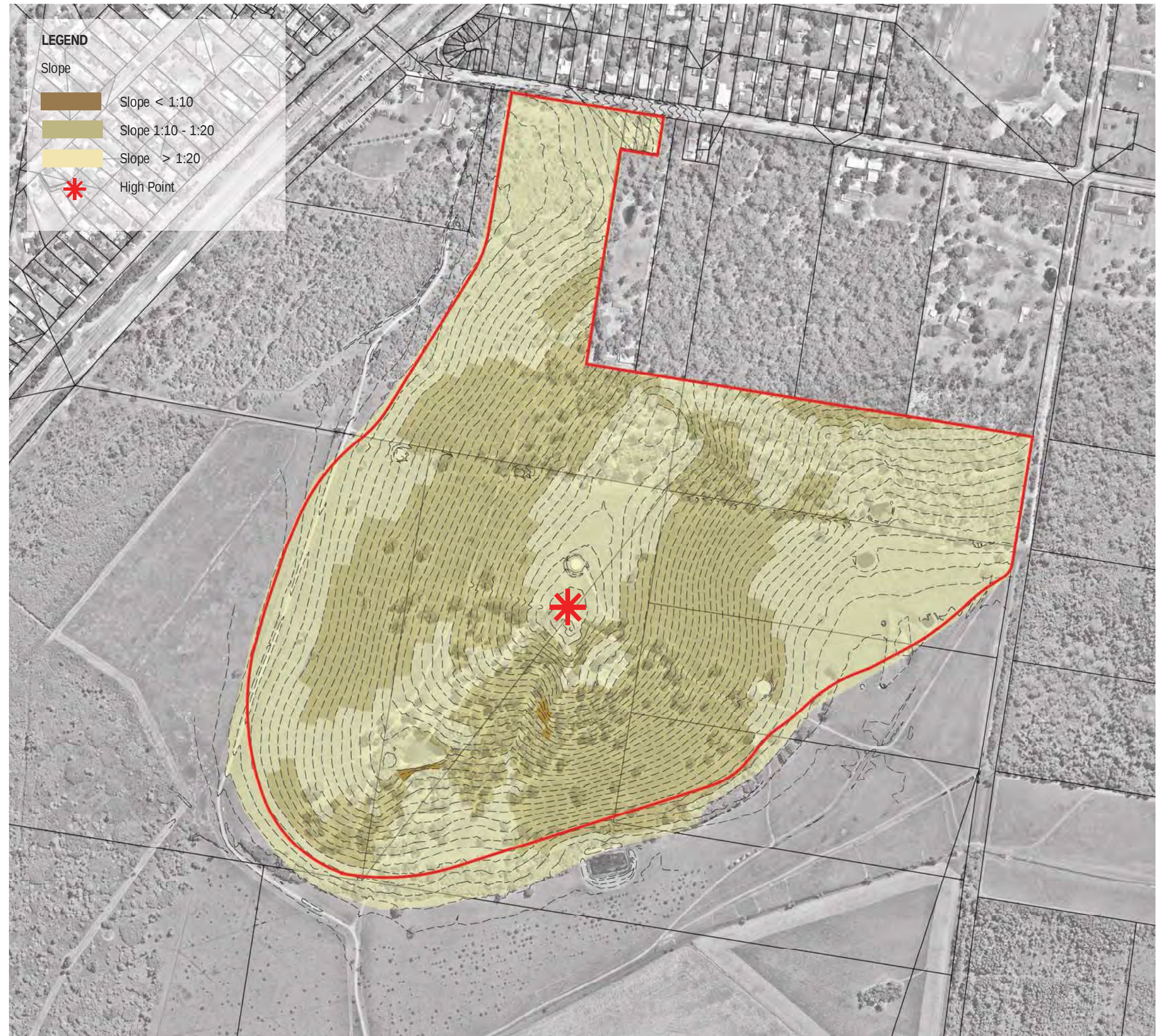
There are six vegetation communities already identified in the design area. There are ;
Narrabeen Buttonderry Footslopes Forest - 9.3 Ha,
Narrabeen Buttonderry Footslopes Forest-Cleared Understorey - 10.4 Ha,
Narrabeen Buttonderry Footslopes Forest-Variant C - 1 Ha,
Alluvial Red Gum Footslopes Forest - Cleared Understorey - 0.8 Ha,
Alluvial Melaleuca Sedge Forest - 2 Ha,
Disturbed Grassland - 26.1 Ha



Site Analysis

Slope Analysis

The site generally slopes up to a high point located centrally in the development area. Most of the site area has slopes of more than 1:20 and most of the rest is between 1:10 to 1:20.



Site Analysis

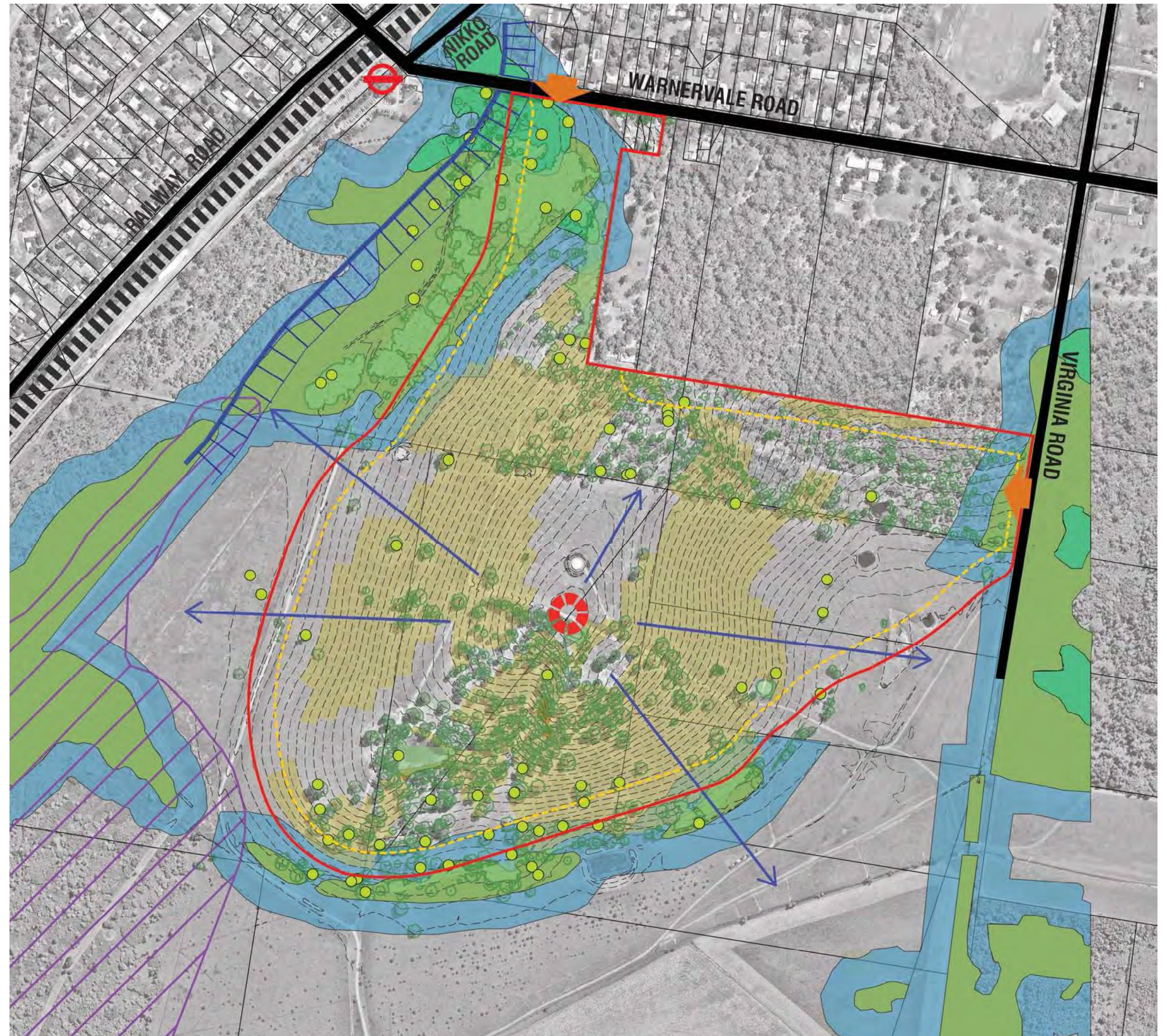
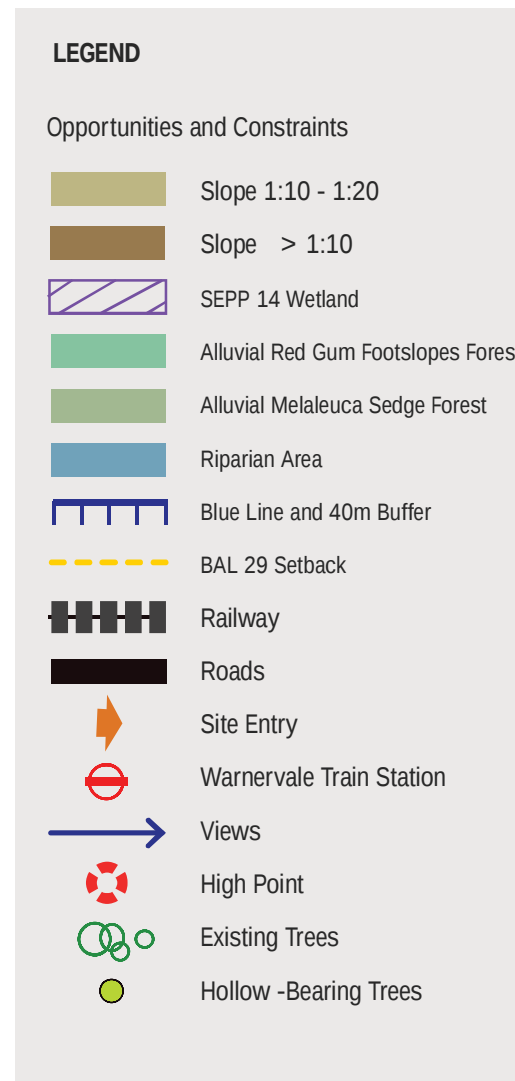
Bushfire

The site is subject to perimeter setbacks based on the Bushfire Attack Levels (BALs) as indicated.



Site Analysis

Opportunities and Constraints



Site Analysis

Key Issues

- Preservation of hollow-bearing trees, where possible, in order to protect the native fauna within the development.
- Protection of the significant trees and tree groups as much as possible within the site to maintain the ecological value of the site and provide a quality setting and green space amenity for the future development.
- Application of APZ (Asset Protection Zone) setback of 25 meters to the perimeter of the development area.
- Maximization of views in developing a master plan for the site.
- Strengthening the accessibility of the site by utilising and promoting the existing entry points to the site and creating a strong network of streets and pedestrian/cycle paths.
- Providing strong connections to Warnervale train station.

Vision and Overall Design Principles

The fundamental aim of the Master Plan for the site is to create a unique sense of place and provide liveable community spaces for all ages. The site is mostly surrounded by open space and natural environment and this provides of key generator of the character of the new development. The future development should respect the natural surroundings as well as integrating the existing natural values of the site itself in order to create a distinctive and sustainable development.

The significant natural assets of the site and adjacent areas create the opportunity to provide high quality and attractive open spaces and parks for maximising living standards throughout the development.

In addition to its natural values, the site is ideally located near to the train station as well as Warnervale Road and Virginia Road which connect directly to the local and regional road network.

A Sense of Place

- Create a strong site identity by utilising the existing natural character.
- Utilising the existing character of the site in terms of its topography and vegetation to create distinct identity



Providing Liveability

- Enhance solar access by maximising east-west oriented housing.
- Provide generous and well-connected public open space that promotes outdoor living and an active lifestyle.
- Strengthening accessibility through a well connected and safe street system.
- Provide local services such as child care, medical etc. with convenient access to the neighbourhoods.
- Create an accessible and safe neighborhood center with retail and service opportunities.



A New Community

- Encourage activity and provide opportunities for social interaction across the site by providing a varied range of open spaces within the residential areas.
- Foster the connections to the neighbourhood center and open spaces with good pedestrian, cycle and vehicular access.



Choice and Diversity

- Accommodate a range of housing types that can cater for a diverse mix of demographic groups including a range of ages, income levels and cultures.
- Provide diversity in designing open spaces to include small parks with playgrounds and outdoor rest areas, tree covered parks, view points etc.
- Encourage diversity in land uses such as housing , local services, shopping, retail, as well as recreational opportunities.



Connected and Permeable Streets

- Develop a walkable and healthy neighbourhood by creating a regular street grid and optimised block lengths .
- Increase permeability between the different uses by providing strong pedestrian, cycle and vehicular links.
- Create streets and pathways that accommodate both pedestrians and cyclists.



Generous Public Amenity

- Design a generous open space network with quality landscape planting, parks and streets that provides pleasant rest and recreation opportunities as well as enhancing the views of the local area.
- Encourage tree planting along the streets and laneways that enhances visual character and amenity.



Master Plan

- LEGEND**
- 1. Neighbourhood Centre
 - 2. Medium Density Residential
 - 3. Low Density Residential
 - 4. Park
 - 5. Shared path connection
 - 6. Perimeter path and increased verge for APZ
 - 7. SEPP14 Wetland
 - 8. Water quality basin (indicative only)
 - 9. Regional water storage
 - 10. Flood Plain
 - 11. Existing Alluvial Melaleuca Sedge Forest vegetation retained



Land Use

LEGEND

B1 Neighbourhood Centre

R1 General Residential, or LEP enabling clause
allowing residential flat buildings and multi-
dwellings in R2 Low density residential zone

R2 Low density Residential

RE1 Public Recreation



LEP Lot Size Map

LEGEND

Min 450m² lot size

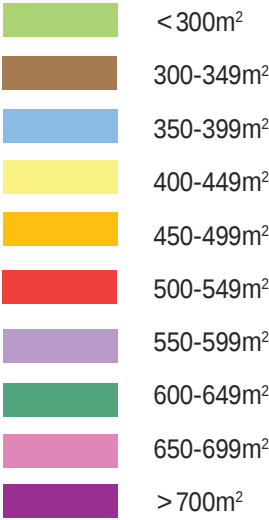
No minimum lot size



Lot Sizes

LEGEND

Lot sizes -



Lot Typologies

LEGEND

Lot configurations and Dwelling Product as per AVJ typical lot typologies -

- R1

225m², 7.5 x 30m, lots: 18

300m², 10 x 30m, lots: 77

375m², 12.5 x 30m, lots: 32

400m², 12.5 x 32m, lots: 38

407.5m², 14 x 30m, lots: 20

602.5m², 20.5 x 30m, lots: 22

Custom lots: 6
- R2

450m², 15 x 30m, lots: 114

456m², 14.25 x 32m, lots: 48

459m², 13.5 x 34m, lots: 11

480m², 16 x 30m, lots: 104

480m², 15 x 32m, lots: 20

486m², 13.5 x 36m, lots: 7

557.5m², 19 x 30m, lots: 30

563.5m², 18 x 32m, lots: 26
- Total Number of Lots : 573



Pedestrian and Cycle Connections

LEGEND

- Shared Path
- Park Edge Pedestrian / Bike Path
- Perimeter Pedestrian / Bike Path
- On Road Cycleway
- Open Space Pedestrian / Bike Path

Note: All streets to have min. 1.5m wide paths to both sides of street.



Road Hierarchy

LEGEND

- Bus Route Road
- Bus Route Road with 0.5m median
- Local Road with on-road cycle
- Local Road
- Park Edge Road
- Perimeter Road
- Laneway
- Roundabout



Street Sections



BUS ROUTE ROAD
Note: 0.5m median added to middle of road in select locations - refer to plan



LOCAL STREET WITH ON ROAD CYCLEWAY

Street Sections



LOCAL STREET



LANEWAY

Street Sections



PARK EDGE ROAD



PERIMETER ROAD

The Park

LEGEND

1. Medium density housing overlooking park
2. 2.5m shared path
3. Picnic area with shaded tables and amenities
4. Playground
5. Picnic shelters
6. Amphitheatre with paved performance area, existing trees and stepped lawn seating
7. Open lawn area
8. Significant existing trees retained
9. Pond with shaded paved seating area (TBC pending engineering input)
10. Parking against edge of park with trees in parking bays
11. Informal lawn and planting

