



Central Coast Council

Planning Proposal

Central Coast Deferred Lands

Review of Environmental Zones for the Deferred Lands

File No: RZ/XX/20XX; PP_201X_XX_XXX_XX

Date



Planning Proposal

Lot XX DP XXXXXX

Street Address

Suburb

File No: RZ/XX/20XX; PP_201X_XX_XXX_XX

Date: Date

Version

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Background & Context

As a result of the State-wide Council Boundary Review process, in May 2016 the Wyong Shire Local Government Area (LGA) was amalgamated with the Gosford City LGA to become the new Central Coast Council. Three instruments currently apply to land within the Central Coast LGA including the Central Coast Local Environmental Plan 2022 (CCLEP 2022), , Interim Development Order 122 (IDO 122) and Gosford Planning Scheme Ordinance (GPSO).

On 23 November 2016 Council resolved to prepare a Planning Proposal to consolidate the provisions of these operating Local Environmental Plans (LEPs) into one LEP for the Central Coast. To develop the consolidated Central Coast LEP, Council undertook extensive consultation over a four year period (between 2016 and 2020) with the community and stakeholders including agencies and Councillors. Over 750 public submissions were received during the public exhibition period with approximately 350 community members attending face-to-face engagement sessions. All community submissions and feedback were considered alongside Councillor and agency responses with appropriate amendments applied.

In response to issues identified with regard to the Deferred Lands through the consultation process, a separate land use assessment of deferred lands was undertaken and supports the current planning proposal. The assessment identifies the appropriate zone conversion based on the Standard Instrument format and the requirements set out in LEP Practice Note PN 09-002 – Environmental Protection Zones, and lot size recommendations. The Land Use Assessment Report is provided in Attachment 2B.

This planning proposal applies to land within the former Gosford LGA under IDO 122 and GPSO known as the 'Deferred Lands' or 'Deferred Matters' (see Figure 1 below). This proposal excludes all Council owned land, as this was reviewed as part of Council's consolidated Central Coast Local Environmental Plan (CCLEP) in 2021.

The Deferred lands study area consists of approximately 3,438 land parcels (excluding Council owned land) situated east of the M1 Motorway in the former Gosford local government area. There is a strong correlation between the deferred lands and Council's Coastal Open Space System (COSS), which was developed in the 1970's to address the absence of a policy for the protection of valuable environmental land, following construction of the motorway and development pressures at that time. Bonus lot provisions were first introduced in 1977 through Gosford Interim Development Order 100, and then carried through into IDO 122 in 1979. The provisions allowed for additional subdivision potential in return for the dedication of land as COSS land.

The IDO 122 and GPSO were originally gazetted in 1979 and 1968 respectively. The former Gosford City Council resolved in May 2011 to bring the IDO 122 and GPSO matters in line with the current Standard Instrument LEP within five years of the gazettal of GLEP 2014. This work was underway and scheduled for completion by 2019. However, the release of the NSW Department of Planning and Environment's planning requirements set out in LEP Practice Note PN 09-002 – Environmental Protection Zones requires Council to implement a new methodology for the review of environmental lands.

The overarching aim of this proposal is to integrate land identified as 'Deferred Lands' into the Central Coast Local Environmental Plan, in a manner consistent with the planning requirements set out in LEP Practice Note PN 09-002 – Environmental Protection Zones. This Practice Note provides guidance on environmental protection zones in the standard instrument and how they should be applied in the preparation of LEPs. Council has undertaken a Land Use Assessment of the Deferred Lands (having regard to PN 09-002) which will detail the methodology to be applied, zoning and lot size recommendations.

The proposal was reported to Council on 27 April 2021 to initiate the Planning Proposal and request a Gateway Determination. The proposal was also referred to the Local Planning Panel on 8 April 2021 with the following advice issued:

- There is a clear need and benefit to addressing deferred matters as a matter of priority, and given the disparate approaches and range of outdated planning controls that apply;
- The review of environmental land should be derived from considered and consistent principles (as intended to be done). This may also benefit a wider review at a later stage for the remaining LGA, given previous disparate approaches by Wyong and Gosford planning instruments.

This Planning Proposal has been prepared in accordance with the Department of Planning and Environment's document 'Local Environmental Plan Making Guideline (December 2021)'. It is the intention of Council that this Planning Proposal be lodged with the DPE for a Gateway Determination and publicly exhibited following satisfactory implementation of DPE's gateway requirements. The proposal is Stage 1 of a staged program to review environmental lands across the LGA.

The proposal is a conversion exercise which aims to convert existing zoning provisions into the Standard Instrument format, and to ensure consistency with the requirements set out in LEP Practice Note PN 09-002 – Environmental Protection Zones

Locality

The majority of the 'Deferred Lands' are lands zoned for environmental and scenic protection purposes in the south eastern part of the Central Coast LGA. The land is surrounded by National Parks lands and land identified as being a part of Council's Coastal Open Space System (COSS), which is comprised of a network of reserves supporting native vegetation that are managed by Central Coast Council. Figure 1 below shows the location of the Deferred Lands.

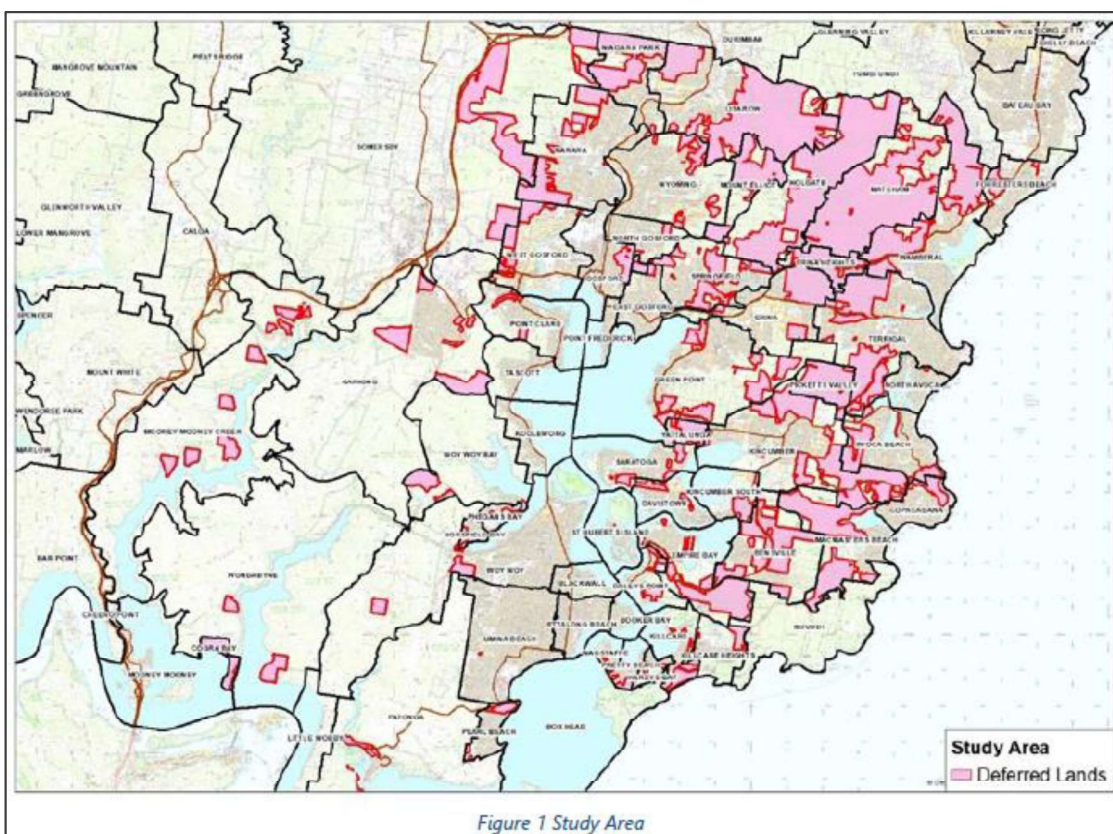
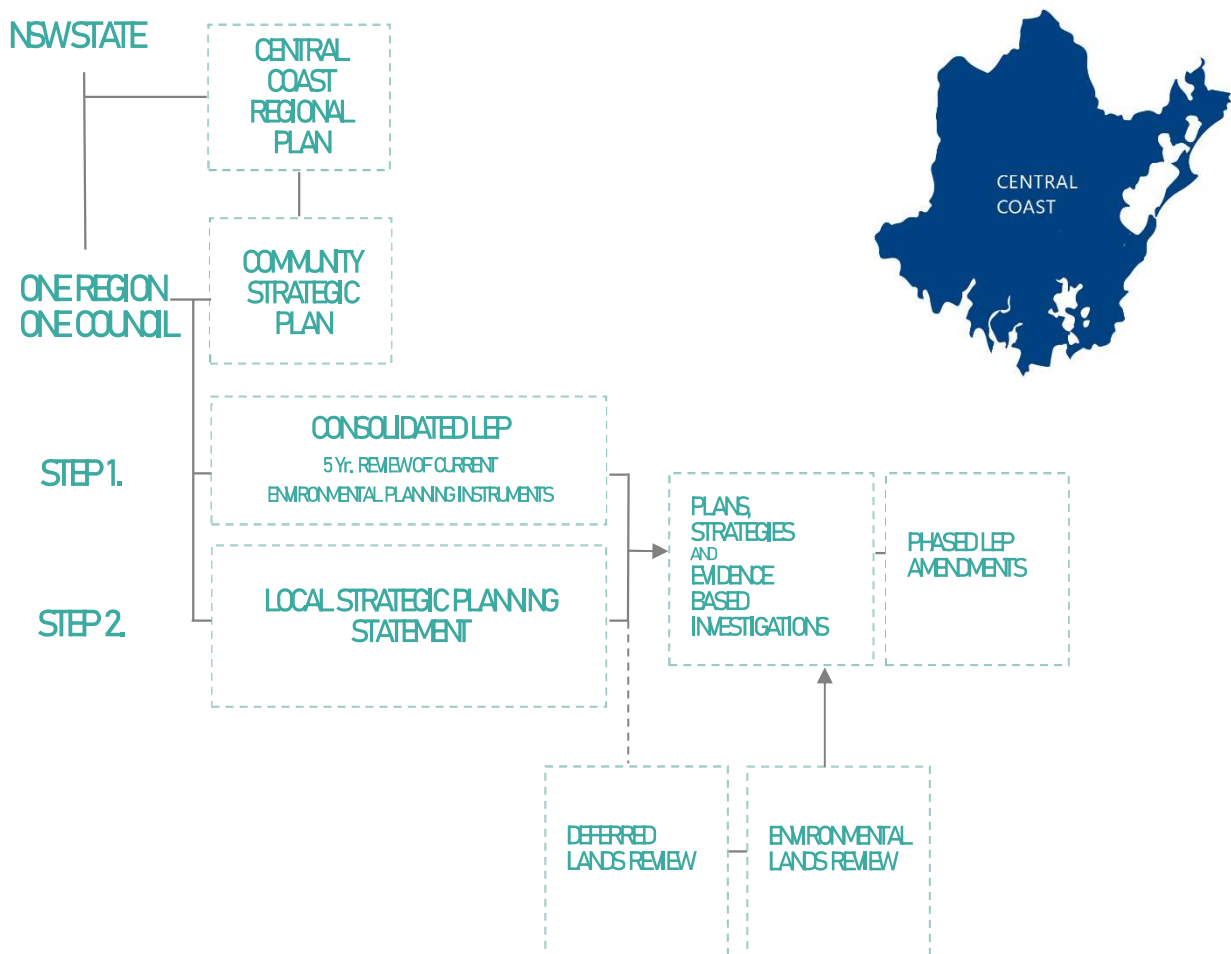


Figure 1 Contextual Locality Plan

Strategic Context

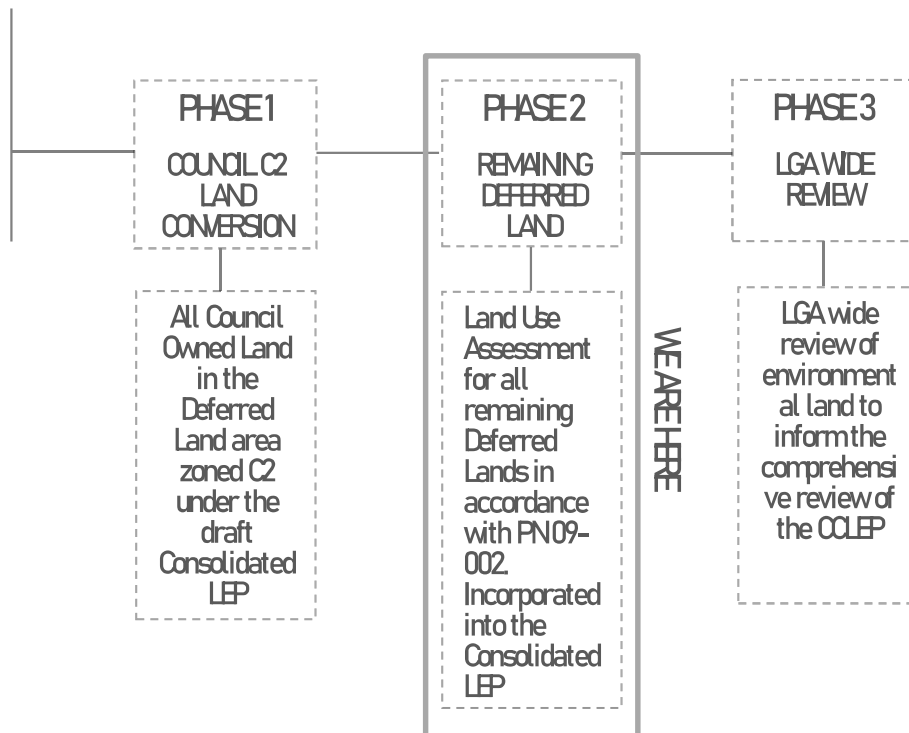
The proposal has linkages and connections with state government priorities, regional and local strategies and plans. Primarily, these relate to the overarching planning vision for the Central Coast set out in the *Central Coast Regional Plan 2036*, and the community vision for the Central Coast, being the *Central Coast Community Strategic Plan 2018-2028*. The relationship between these plans and the review of Deferred Matters land is provided in the figure below.

CENTRAL COAST PLAN HIERARCHY



Following the completion of the deferred lands review, Council will review environmental lands for the entire LGA as one of the future stages of the Comprehensive Review of the CCLEP. The environmental lands review will consider the best means of applying an environmental framework across three areas that currently apply environmental zones differently, being former Gosford LGA, former Wyong LGA, and the Deferred Matters land. The framework and methodology developed and implemented as part of the deferred lands review will inform the broader review of environmental lands, which is identified in Council's future works program. The timing of the Environmental Lands Review is yet to be finalised and will be prioritised amongst other stages of the Comprehensive LEP Review including residential, employment and agricultural lands.

REVIEW OF ENVIRONMENTAL LANDS: PROJECT PHASING



Part 1 Objectives or Intended Outcomes

The objective of this planning proposal is to implement stage 1 of the review of environmental lands for the LGA known as 'Deferred Lands'. A recommendation to seek a gateway determination for the proposal was adopted by Council at its ordinary Meeting of 27 April 2021.

The intended outcome of the proposal is to:

- Apply environmental protection zones to land identified as 'Deferred Lands' in accordance with LEP Practice Note PN 09-002 – Environmental Protection Zones and as recommended in the Central Coast Deferred Lands Land Use Assessment (Attachment 2B).
- To amend land use permissibility to align land uses with the Standard Instrument zones. In particular, the permissible uses provided in the C2 Environmental Conservation Zone, the C3 Environmental Management Zone, and C4 Environmental Living Zone.
- Apply minimum lot sizes to land identified as 'Deferred Lands'
- Amend the Land Application Map to include the 'Deferred Lands' in the Central Coast Local Environmental Plan
- Amend/remove of the bonus lot provision clause under IDO 122 (to be replaced via a VPA mechanism, Local Policy and/or alternative LEP clause)
- To make minor amendments to the Central Coast Development Control Plan Chapter 3.6 Tree and Vegetation Management in relation to tree clearing approvals.

Detailed lot descriptions and LEP mapping for the Deferred Lands will be developed prior to public exhibition, and will be provided to the Department of Planning and Environment in a digital geodatabase.

Council requests authorisation under Section 3.31 of the *Environmental Planning and Assessment Act 1979* to act as the local plan-making authority to make the Local Environmental Plan.

Part 2 Explanation of Provisions

Zoning Methodology

The intent of the planning proposal is to translate the existing planning controls under IDO 122 and GPSO into the Standard Instrument format. The methodology for reviewing the deferred lands was undertaken in three stages:

1. Zone Translation – a translation of existing zones to 'equivalent' standard instrument zones
2. Environmental Attribute Assessment – assessment of environmental attributes against LEP Practice Note PN 09-002
3. Land Fragmentation Analysis – analysis of proposed C3 – Environmental Management and C4 – Environmental Living zones based on lot size and servicing arrangements with the intention of maintaining existing character and controls.

Zone Translation

A translation of the existing zone to the 'equivalent' Standard Instrument zone was carried out as an initial step. The table below summarises the proposed translation:

Existing Zone	Instrument	Notes ^{#1}	Proposed Zone
2(a)	GPSO	Land in Kariong.	R2.
5	IDO 122	Experimental station.	No longer proposed – C2, C3.
5(a)	GPSO	Juvenile Justice Centre, Training School.	No longer proposed – C2, C3.
5(d)	GPSO	Road Reservation.	Align based on site analysis.
5(e)	GPSO	Kariong Bypass.	No longer proposed – C2, C3.
6(a)	GPSO	Crown reserves.	C2, C3.
6(a)	IDO 122		C2, C3.
6(b)	GPSO	Crown reserves.	C2, C3.
6(b)	IDO 122	Crown reserves.	C2, C3.
6(d) Regional OS	GPSO	All acquired.	C2.
6(d) Regional OS	IDO 122	All acquired.	C2.
7(a)	IDO 122		C2, C3. C1 if acquired by NPWS
7(b)	IDO 122		C2, C3.
7(c2)	IDO 122		C4.
7(c3)	IDO 122		C3.
7(e) Coastal Land Acquisition	IDO 122	Crown Land – Copacabana headland.	C2.
9(a) Floodprone	GPSO	Lisarow road reserve.	Align based on site analysis.
Res Open e	GPSO	Killcare Heights.	C2. Acquired.

^{#1} Misalignment of base map layers has generated multiple cases of these slivers of zone polygons. These have been adjusted based on site analysis to align with the appropriate zone and cadastral boundary.

The zone translation assessed the similarities between the zone objectives of the current instrument (IDO 122 and GPSO), and the zone objectives of the standard instrument and determined a 'best match' or 'equivalent' zone.

IDO Zone 7(a) Conservation and Scenic Protection (Conservation) to C2 Environmental Conservation/C3 Environmental Management

The objectives of the 7(a) Conservation and Scenic Protection (Conservation) zone under IDO 122 are to:

- Conserve and rehabilitate areas of high environmental value, and high visual and scenic amenity in the natural landscape
- Retain suitable habitats for flora and fauna
- Prohibit development on or within proximity to significant ecosystems, including rainforests and estuarine wetlands
- Retention of ridgelines in their natural state
- Minimise or prohibit development in areas that are unsuitable due to soil erosion, land slip, slope instability, coastal erosion or bushfire hazard.

The objectives of the C2 Environmental Conservation Zone are to:

- Protect, manage, and restore areas of high ecological, scientific, cultural, or aesthetic values.
- Prevent development that could destroy, damage or otherwise have an adverse effect on those values.

The objectives of 7(a) Conservation and C2 Environmental Conservation demonstrate strong alignment. Generally, the 7(a) zone has been converted to the C2 zone where the land has met certain criteria under the environmental attribute assessment. Some land is proposed C3 where this criteria isn't met. Land use permissibility within the current and proposed equivalent zone has some variation. The following uses are no longer permitted under the equivalent C2 Environmental Conservation Zone following notification of the Central Coast Local Environmental Plan 2022:

- Agriculture
- Bed and breakfast accommodation
- Dams
- Dwelling-houses
- Subdivision

This is consistent with PN 09-002 which advises Council's to carefully choose uses that protect the high conservation value of the land and avoid adverse effects in relation to natural hazards.

The amendments to the land use table demonstrate some key differences in the way environmental conservation land has been planned for and used between the two former LGA's. The rationale for prohibiting the above land uses within the consolidated CCLEP was that the C2 zone should apply to land of the highest environmental value to avoid impacts from development on that land, and that the carrying over of these uses from the former Gosford LEP would impact the quality of C2 lands in the former Wyong LGA.

Dwelling rights in the former Gosford LGA were retained under clause 7.21 Certain development in Zone C2 Environmental Conservation under CCLEP 2022. As part of this proposal dwelling rights are ensured through the environmental attribute assessment and the split zone methodology, which has resulted in any existing dwellings being zoned C3 Environmental Management.

A broader range of uses are permissible with consent where land is to be converted to the C3 Environmental Management Zone. While the C3 zone permits dual occupancy development, land fragmentation will be prevented through retention of a 20ha minimum lot size.

IDO Zone 7(c2) Conservation and Scenic Protection (Rural Small Holdings) to C4 Environmental Living

The objectives of the 7(c2) Conservation and Scenic Protection (Rural Small Holdings) are to

- provide a buffer or transition zone between conservation areas and urban areas; and
- enable development for the purposes of rural-residential holdings to be carried out on land which is suitable for those purposes and which is unlikely:
 - to adversely affect the aesthetic and scenic value of the land and its setting; or
 - to create a demand for the uneconomic provision of services; and
- (c) to allow for non-residential uses where those uses are:
 - compatible with rural-residential development and unlikely to create an unreasonable demand for public services or substantially reduce existing levels of service;
 - unlikely to adversely affect the aesthetic and scenic value of the land and its setting; and
 - unlikely to interfere unreasonably with the amenity of adjoining properties.

The objectives of the C4 Environmental Living Zone are to:

- Provide for low-impact residential development in areas with special ecological, scientific or aesthetic values
- Ensure that residential development does not have an adverse effect on those values
- Allow additional land uses that will not have an adverse impact on those values.

The objectives of the 7(c2) zone and C4 zone demonstrate strong alignment. Land use permissibility within the current and proposed equivalent zone has some variation. The following uses are no longer permitted under the equivalent C4 Environmental Living Zone following notification of the Central Coast Local Environmental Plan 2022:

- Camping grounds
- Caravan parks
- Hotels
- Places of public worship
- Plant nurseries
- Recreation and sporting facilities
- Restaurants
- Tourism (excluding eco-tourism)

The majority of land uses above will be able to rely on existing use rights. A number of other uses become permissible through the zone translation including the following:

- Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home occupations (sex services); Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Research stations; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Sewage reticulation systems; Signage; Tank-based aquaculture; Water recycling facilities; Water supply systems.

Out of a total of 3,438 land parcels, the majority of lots are comprised of former 7(a) (1,225 lots), 7(c2) 2,056 lots, or are split zoned 7(a)/7(c2) (89 lots) as indicated in the table below. The remaining IDO zones are proposed to be zoned an equivalent C2 or C3 zone based on the Environmental Attribute Assessment (further discussion below). The existing 2(a) zone under GPSO in Kariong is proposed R2 Residential, As this is considered the equivalent standard instrument zone.

Total	3438
2a 5a 5e IDO122	1
5 IDO122	3
5(a) GPSO	1
6a GPSO	34
6b GPSO	6
6b GPSO, 6a IDO122	1
6d GPSO	7
6d IDO122	2
6e GPSO	2
7(a) IDO122	1225
7(a) 7(b) IDO122	2
7(a) 7(c2) IDO122	89
7(a) 7(c3) IDO122	2
7(b) IDO122	2
7(c2) IDO122	2056
7(c3) IDO122	2
7(e) IDO122	3

Environmental Attribute Assessment

An environmental attribute assessment was undertaken following the zone translation, having regard to the aims and objectives of LEP Practice Note PN 09-002 – Environmental Protection Zones. Land use provisions to be developed following gateway approval are based on the following methodology:

C2 Environmental Conservation

All land comprising:

- Endangered Ecological Communities
- Wetlands
- Rainforests
- Riparian Corridors
- High conservation coastal foreshores
- Coastal foreshores and land subject to coastal wetlands
- Steeply sloping escarpment land and land slip areas (33% or higher)

C3 Environmental Management

All land comprising (where such land does not qualify for C2 zoning):

- Areas of special ecological, scientific, cultural or aesthetic attributes, specifically, scenic protection areas under IDO 122
- Areas with contiguous native vegetation or forest cover
- Lands with environmental hazards (Acid Sulfate Soils Class 1 and 2, High hazard flood areas)

C4 Environmental Living

An environmental attribute assessment was not required for proposed C4 land. Where land does not qualify for C2 or C3 zoning, C4 land was considered as part of the initial zone translation, having regard to mandatory zone objectives, as well as during the land fragmentation analysis (see below), and translated to the equivalent zone under the standard instrument format. This includes all land comprising (where such land does not qualify for C2 or C3 zoning):

- Existing low impact residential development
- Existing rural residential development with a legacy scenic protection zoning under IDO 122, including the following:
 - Zone 7(b) Conservation and Scenic Protection (Scenic Protection)
 - Zone 7(c2) Conservation and Scenic Protection (Scenic Protection – Rural Small Holdings)
 - Zone 7(b) Conservation and Scenic Protection (Scenic Protection – Tourist Accommodation).

Refer to Attachment 2A (Background Paper) for further explanation on the zone translation and environmental attribute assessment.

Land Fragmentation Analysis – C4 Zone suitability

Lot size contributes to the character of a locality, has an impact on the suitability of certain land uses, and directly affects how the land is used over time. Lot sizes within the 7(c2) zone can vary considerably.

Zone C3 permits extensive agriculture which generally reflects the historical minimum lot size of 20ha or 40ha under previous planning instruments.

For the existing 7(c2) zone, where the zone translation and environmental attribute assessment resulted in a recommended zone of C3, a further analysis of suitability of the C3 Zone was undertaken based on existing land parcel size, and the character of the locality. A site by site analysis was undertaken as a final step which has considered existing lot size. Generally, lot sizes 2ha or less that are clustered together or that adjoin other C4 land, and that did not trigger a C2 or C3 zoning during the zone translation and environmental attribute assessments are proposed to be converted to C4 Environmental Living.

Amendment to existing bonus lot / conservation incentive clause

IDO 122 contains planning provisions that traded additional subdivision potential in return for dedication of COSS land or cash contribution to be used for acquisition of COSS land – known as the bonus lot clause or conservation incentive clause (see clause 18(4)(b) in IDO 122 below). The provision was an integral part of developing the former Gosford City Council's Coastal Open Space System.

Since the introduction of the clause under IDO 122 in 1979, changes have been made to planning legislation which require land dedication or monetary contribution to be sought through a contribution plan only, not through an LEP clause. Typically contribution plans are based on a nexus approach whereby the amount of contribution correlates with the demand for infrastructure created by the development.

Previous advice to Council indicates that it would be difficult to demonstrate a nexus between the subdivision development of land under the bonus clause provisions of IDO 122 and the associated land dedication or contribution required, and therefore a contribution plan is not the most effective avenue for the continuation of the conservation incentive clause.

Consequently, Council has continued to rely on the provisions of IDO 122, which pre-dated the changes brought in under section 94 (now section 7.11) of the EPA Act. It is proposed to amend the clause to enable bonus lots through the preparation of a Voluntary Planning Agreement (VPA).

Clauses 18(4)(b) - Subdivision will require review and amendment. The drafting of the clause or potential VPA options will be considered prior to the issue of a gateway determination by DPE. Options Council are currently exploring are as follows:

1. Conservation Incentives Clause

Amendment to clause 4.1F under CCLEP 2022 similar to the clause structure provided in the Key Sites clause 7.11 under WLEP 2013 and clause 4.1E under Lake Macquarie Local Environmental Plan 2014. The intention of this clause would be to permit subdivision down from 2 Ha to 1 ha on C4 Environmental Living zoned land, where community benefit outcomes are established through either the dedication of environmental land or the payment of a contribution not Council's Environmental Land Fund. This mechanism would need to be supported by a formal Council policy (which is being developed by Council's Natural Assets Unit) and community benefit outcomes would need to be established through a Planning Agreement process. Council will be seeking further legal advice in order to ensure that this clause is correctly drafted before the Planning Proposal is publicly exhibited. , or

2. A Land Acquisition and Funding Policy

A policy that is accompanied by a Voluntary Planning Agreement which allows Planning Proposals to reduce the lot size to 1 hectare, or

3. Discontinue the practice

Discontinue the practice due to the amount of time landowners have had to act on the provisions. However, Council is likely to continue to get rezoning requests of remaining C4 zoned lands which are above 2 ha in size which could be subdivided down to 1 Ha in size. This would result in a significant number of Planning Proposals being lodged at Council and would tie up a significant amount of Council's planning resources processing minor proposals. If this option was selected it would probably be more sensible to reduce the minimum lot size to 1 Ha to allow any remaining lots to be developed and assessed through the DA process.

Common ownership provisions

Interim Development Order 122 Clause 22

Clause 22 of Interim Development Order 122, known as the 'common ownership' clause applies to all existing 7(a) Conservation zones. The clause restricts development to one dwelling house where there are multiple adjoining lots of 7(a) zoned land under the 40ha minimum lot size, provided that the lots were in the same ownership on or after 18 February 1977. Exceptions to this provision were enabled where:

- The allotment was not in the same ownership as any adjoining allotments at that date, or
- The allotment was created after 18 February 1977 otherwise than under Clause 18(4)(a) or Clause 20, or
- Where the land has already been consolidated into one allotment.

If more than one dwelling house is proposed on land comprised of adjoining allotments, this could be considered under subclause (4) and (5) of Clause 22 as designated development and would typically require an Environmental Impact Statement.

The common ownership provisions were not carried over into GLEP 2014, as the provision was considered redundant given that the clause was not a prohibition but stipulated the relevant approval pathway for the development proposed.

This planning proposal recommends the rezoning of some existing 7(a) zoned land to be zoned C3 Environmental Management in accordance with the LEP practice note for environmental zones. Subsequently, for some 7(a) zoned land which does not currently have a clearly defined dwelling entitlement there may be a simpler path to gaining development consent.

The former Wyong Shire Council had similar common ownership provisions, these controls were not carried over into the Wyong Local Environmental Plan. However, a Lot Amalgamation layer and associated clause was developed and is reflected in the CCLEP. The former Wyong provisions largely relate to areas in high hazard flood zones. Where similar characteristics are identified for land currently subject to common ownership provisions the lot amalgamation layer could be applied.

There are instances where areas of 7(a) zoned land are restricted from development through restrictions on the land title that have been applied in certain circumstances in lieu of the land being dedicated and managed by Council. The prohibition of dwelling houses under CCLEP in the C2 Zone can be applied to back up this restriction on use. This can also be applied to undersized lots that may have been created through a road closure. This will reinforce planning controls that operate outside of the land use tables of the LEP.

Land Use Permissibility

A key change to land use permissibility for the proposal is the removal of dwelling houses as a permitted use in the current provisions to a prohibited use in the C2 Environmental Conservation zone. Another key change will be the removal of caravan parks as a permissible land use with a proposed conversion from 7(c3) to C3. The IDO 122 and GPSO do not use standard definitions for land uses, so developing a comparison matrix of changes to land use permissibility is not possible. The zone translation undertaken as part of the land use assessment, along with the former and current land use tables within each instrument provides an indication of changes to land use permissibility.

Table of Amendments

LEP Provisions – IDO 122, WLEP 2013, GLEP 2014, Consolidated CCLEP

The following table provides a summary of how clauses from IDO 122 have been translated into more recent planning instruments, and outlines the proposed amendments to relevant environmental provisions that are the subject of this Planning Proposal (see 'Deferred Lands' in the table below):

Land Application Provisions

Land to which plan applies – “Deferred Matter”				
Existing EPI	Superseded EPI	Superseded EPI	New EPI	Proposed Change
IDO 122	GLEP 2014	WLEP 2013	CCLEP	Deferred Lands
Clause 18(a)(1)(b)	1.3 (1A)(a)	N/A	Clause 1.3 (1A)(a)	CCLEP Clause 1.3 (1A)(a)

Notes that the residual lot must be comprised of "Deferred Matter" land under clause 1.3 (1A) of GLEP 2014	States that GLEP 2014 does not apply to land identified as "Deferred Matter"		Carried over from GLEP 2014 clause 1.3(1A)(a). States that draft CCLEP does not apply to land identified as "Deferred Matter"	To be removed from Central Coast LEP.
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Minimum Lot Size Provisions

Minimum Lot Size Provisions – Certain Split Zones 2ha to 1ha/0.5ha				
Existing EPI	Superseded EPI	Superseded EPI	New EPI	Proposed Change
IDO 122	GLEP 2014	WLEP 2013	CCLEP	Deferred Matter
Clause 18(4)b Allows for the subdivision of land below the minimum lot size on land with zone 7(c2) with an area of less than 2ha but not less than 1ha where land is dedicated to Council for public reserve and agrees to pay a contribution toward the improvement of the reserve.	N/A	4.1A Allows for the subdivision of land below the minimum lot size for lots within more than one zone specified. The specified zones are R5, C4, C2 and C3. An R5 residual lot must not be less than 1ha, a C4 lot must not be less than 0.5ha, and one of the resulting lots must contain all of the land in zone C2 or C3 that was in the original lot and be of a minimum area calculated by the formula provided in clause 4.1A(3)(c)(ii).	4.1C Carried over from WLEP 2013. Allows for the subdivision of land below the minimum lot size for lots within more than one zone specified. The specified zones are R5, C4, C2 and C3. An R5 residual lot must not be less than 1ha, a C4 lot must not be less than 0.5ha, and one of the resulting lots must contain all of the land in zone C2 or C3 that was in the original lot and be of a minimum area calculated by the formula provided in clause 4.1C(3)(c)(ii).	CCLEP Clause 4.1C To be amended to increase the minimum lot size on C4 land from 0.5ha to 1ha and potentially incorporated into CCLEP draft clause 4.1G (see table below). Clause 18(4)b Potentially incorporated into CCLEP draft clause 4.1G (see table below) and alternative clause options for land dedication and contribution considered prior to public exhibition.
Clause 18(5) Provides controls relating to the number of	N/A	N/A	N/A	IDO 122 clause 18(5) Current provisions are no longer enforceable.

allotments that can be created under clause 18(4)(b), and the contribution payable based on the land area and current zone.				Alternative clause options for land dedication and contribution or VPA options to be considered prior to public exhibition.
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Minimum Lot Size Provisions – Land that includes deferred matter				
Existing EPI	Superseded EPI	Superseded EPI	New EPI	Proposed Change
IDO 122	GLEP 2014	WLEP 2013	CCLEP	Deferred Matter
Clause 18A Allows for the subdivision of land below the minimum lot size provided GLEP 2014 applies to the land and the residual lot is comprised entirely of land identified as deferred matter. Consent must not be granted for the erection of a dwelling on the residual lot.	4.1C Carried over from IDO 122 Clause 18A. Allows for the subdivision of land below the minimum lot size for land identified as deferred matter. Consent must not be granted for the erection of a dwelling on the residual lot.	N/A	4.1G (draft clause) Carried over from GLEP 2014 clause 4.1C. Allows for the subdivision of land below the minimum lot size for land identified as deferred matter. Consent must not be granted for the erection of a dwelling on the residual lot.	4.1G (draft clause) Clause will be amended to refer to the subdivision of land for the purposes of biodiversity conservation rather than for “deferred matters” land. (Similar to current clause 4.1E of Lake Macquarie Local Environmental Plan 2014).

Heritage Provisions

Schedule 2 – Heritage Conservation				
Existing EPI	Superseded EPI	Superseded EPI	New EPI	Proposed Change
IDO 122	GLEP 2014	WLEP 2013	CCLEP	Deferred Lands
Clause 3(1) and 38A, Schedule 2 Notes that the residual lot must be comprised of “Deferred Matter” land under clause 1.3 (1A) of GLEP 2014	Schedule 5 Carried over from IDO 122 except for those lands identified as “Deferred Matter”. No zoning applies to these lands so the heritage listings were	Schedule 5 N/A	Schedule 5 Carried over from GLEP 2014 clause 1.3(1A)(a). States that CCLEP does not apply to land identified as “Deferred Matter”	CCLEP Clause 1.3 (1A)(a) To be removed from Central Coast LEP. IDO 122 Schedule 2 Heritage Items in IDO 122 Schedule

	unable to be transferred to GLEP 2014.			2 to be transferred to CCLEP Schedule 5.
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IDO 122 Schedule 2 – Heritage Conservation

Clause 3(1) and 38A

A number of heritage listed items which were contained within Schedule 2 of IDO 122 will need to be transferred to Schedule 5 of CCLEP 2022. These items include the following:

-
- House, "Laythams", Lot 116, DP 805652, Erina Valley Road, Erina.
- House, Lot 1, DP 1032271, 59 Humphreys Road, Kincumber South.
- Mt Elliot House, Lot 7, DP 833975, Toomeys Road, Mount Elliot.
- Niagara Park Weir, behind No 130 Siletta Road, Niagara Park.

Further detail on the explanation of provisions, including proposed instrument changes, will be provided prior to public exhibition.

(a)

Planning Layers

Some LEP mapping layers in CCLEP 2022 will need to be amended to include the deferred lands area, such as the Acid Sulfate Soils map, land reclassification map, potential reservation zones and other relevant LEP mapping layers.

DCP Amendments

DCP Chapter 3.5 Tree and Vegetation Management will require minor amendments to allow tree clearing to be assessed by Council under SEPP (Biodiversity and Conservation) 2021 instead of Part 5A of the Local Land Services Act 2013.

Further Investigation Sites - Future Residential

Further site investigations are proposed to be carried out as part of the next phase of the Deferred Matters project. The results of these investigations need to be considered as part of the Central Coast Local Housing Strategy (which is currently underway). This additional phase of work need will consider the appropriateness of and potential for additional residential and rural-residential housing in a small number of urban fringe locations both within and outside of the study area, based on appropriate criteria and are likely to be considered in the implementation plan for Council's Local Housing Strategy. The scope of this Planning Proposal is limited to a zone conversion exercise only.

Submissions (CCLEP 2022 – Urban Edge Zone Review)

A total of 156 submissions were received in relation to the deferred matters land during public exhibition of CCLEP 2022. The majority of submissions objected to proposed zonings that did not reflect the use and environmental value of the land. This planning proposal has adopted an entirely different methodology to

the previous urban edge zone review as discussed above. The majority of submission objections have now been resolved. The environmental attribute assessment undertaken for this proposal has accounted for the environmental value of the land and a split zone methodology has been adopted. Council can provide the department with further information on how feedback received during public exhibition of CCLEP 2022 has been considered and addressed following a gateway determination if necessary.

Part 3 Justification

Section A – Need for the Planning Proposal

Is the Planning Proposal a result of an endorsed LSPS, Strategic Study or report?

Following the public exhibition of Central Coast LEP. at the Ordinary Meeting of Council 14 December 2020, it was resolved that *"an Environmental Lands Review and Planning Proposal to review the Deferred Matters under Gosford Local Environmental Plan 2014 (GLEP 2014) be commenced and that this project be given a high priority on the Strategic Planning Unit's work program"*. At Council's meeting of 27 April 2021, it was resolved to prepare a Planning Proposal for Deferred Lands.

The Planning Proposal responds to legislative changes requiring councils to adopt the Standard Instrument format. The Standard Instrument provides three local environmental protection zones, (C2 Environmental Conservation, C3 Environmental Management and C4 Environmental Living), which were available for the translation of the nine environmental zones that existed under IDO 122 and GPSO.

In 2009, after Council had prepared a draft Local Environmental Plan to respond to these legislative changes, the Department released PN 09-002 Environmental Protection Zones which provided guidance and direction on the use of the three available environmental zones under the Standard Instrument. At the time, the Department advised Council to proceed with the draft LEP with a future review to incorporate the requirements of the direction; this proposal forms part of that review.

The Planning Proposal is supported by Council's Interim Local Strategic Planning Statement. Specifically, the following action under Environment Planning Priority 03 – 'Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review)'. This proposal forms part of a staged approach to implementing this action.

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

A Planning Proposal is the most appropriate mechanism to integrate the deferred lands into the Central Coast Local Environmental Plan, as part of a staged approach to reviewing environmental lands across the LGA.

The planning proposal also seeks to address issues associated with bonus lot provisions and common ownership provisions provided under IDO 122, and a Planning Proposal is the best means of achieving this.

Section B – Relationship to strategic planning framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Central Coast Regional Plan (2036)

An assessment of the proposal against the goals, directions and actions of the Central Coast Regional Plan (CCRP) 2036 has been undertaken as detailed within Attachment 1B.

The proposal is consistent with the Central Coast Regional Plan 2036. The following directions and actions in the Central Coast Regional Plan (CCRP) are relevant to the planning proposal:

CCRP Direction 12 – Protect and manage environmental values

12.1 Identify terrestrial and aquatic biodiversity values and protect areas of high environmental value to sustain the lifestyle, economic success and environmental health of the region.

12.5 Sensitively manage natural areas on the fringe of the urban areas and in the west of the region to mitigate land use incompatibility issues and provide important quality of life and tourism benefits for the region.

LEP Practice Note PN 09-002 – Environmental Protection Zones

The proposal is guided by LEP Practice Note PN 09-002 – Environmental Protection Zones in terms of the application of environment protection zones across the deferred lands area, including the zoning considerations detailed in the practice note for C2, C3, and C4 environmental land (formerly E2, E3 and E4 environmental land).

Northern Councils E Zone Review

The *Northern Councils E Zone Review Final Recommendations Report* (Northern Review) aimed to provide greater certainty for landowners, councils and the community on how environmental zoning will be applied. A key objective of the Northern Review was to balance agricultural production and environmental protection.

The methodology adopted in the Northern Review required consideration of the primary use of the land. If the primary use was found to be environmental management or environmental conservation, then the Council weighed the ecological evidence to verify whether the area qualified for E2 and E3 zoning (now C2 and C3).

The Northern Review states “*It is not considered necessary for councils to apply the primary use of land principle to land which already has an environmental protection (7) zone as the land is currently identified for environmental conservation or management.*” As discussed throughout this report, this Planning Proposal is a ‘conversion’ exercise. It seeks to convert existing environmental zones to the most appropriate zone under the Standard Instrument Template. The methodology involved an initial translation zone exercise followed by an assessment of the environmental attributes of the site, similar to the Northern Review. Consideration of the “primary land use” is not considered necessary as the subject lands are already identified for environmental conservation or management.

Unlike the Northern Review, this Planning Proposal is simply a transition exercise. If in the future, it is proposed to amend the zones, further verification studies will be undertaken, consistent with the Northern Review.

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Community Strategic Plan

The proposal is consistent with the five themes 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.

Central Coast Council Biodiversity Strategy 2020

The Central Coast Council Biodiversity Strategy identifies the following Land Use Planning principles:

1. Preserving local and regional biodiversity is highly valued at Central Coast Council and is properly considered in all functions of Council.
2. Ensuring the protection of areas of high environmental value from the impacts of development, including corridors, is a priority for Council.

The proposal is consistent with the principles of the Central Coast Council Biodiversity Strategy.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other applicable State and regional studies or strategies applicable to this Planning Proposal.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) (see *01 Assessment and Endorsement*).

The proposal is considered to be generally consistent with the applicable SEPPs.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The proposal has been considered against the relevant Ministerial Section 9.1 Directions as summarised below. The full assessment of these Directions is contained within the supporting documentation of this proposal.

No.	Direction	Applicable	Consistent
Planning Systems			
1.1	Implementation of Regional Plans	Y	Y
1.2	Development of Aboriginal Land Council land	N	N/A
1.3	Approval and Referral Requirements	Y	Y
1.4	Site Specific Provisions	N	N/A
Planning Systems – Place-based			
1.5	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A

No.	Direction	Applicable	Consistent
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A
1.10	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	N	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	N	N/A
1.14	Implementation of Greater Macarthur 2040	N	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	N	N/A
1.16	North West Rail Link Corridor Strategy	N	N/A
1.17	Implementation of the Bays West Place Strategy	N	N/A
Biodiversity & Conservation			
3.1	Conservation Zones	Y	Y
3.2	Heritage Conservation	Y	Y
3.3	Sydney Drinking Water Catchments	N	N/A
3.4	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N	N/A
3.5	Recreational Vehicle Areas	Y	Y
Resilience & Hazards			
4.1	Flooding	Y	Y
4.2	Coastal Management	Y	Y
4.3	Planning for Bushfire Protection	Y	Y
4.4	Remediation of Contaminated Lands	Y	Y
4.5	Acid Sulfate Soils	Y	Y
4.6	Mine Subsidence & Unstable Land	N	N/A
Transport & Infrastructure			
5.1	Integrating Land Use & Transport	N	N/A

No.	Direction	Applicable	Consistent
5.2	Reserving Land for Public Purposes	Y	Y
5.3	Development Near Regulated Airports and Defence Airfields	N	N/A
5.4	Shooting Ranges	N	N/A
Housing			
6.1	Residential Zones	N	N/A
6.2	Caravan Parks and Manufactured Home Estates	Y	N
Industry & Employment			
7.1	Business & Industrial Zones	N	N/A
7.2	Reduction in non-hosted short-term rental accommodation period	N	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
Resources & Energy			
8.1	Mining, Petroleum Production and Extractive Industries	N	N/A
Primary Production			
9.1	Rural Zones	N	N/A
9.2	Rural Lands	Y	Y
9.3	Oyster Aquaculture	N	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A

Table 2: S9.1 Ministerial Direction Compliance

The proposal is considered to be generally consistent with the applicable 9.1 directions, with the exception of 6.2 Caravan Parks and Manufactured Home Estates. The inconsistency is considered to be of minor significance given the number of caravan parks located in the DM area (3 sites only).

Section C – Environmental, Social and Economic Impact

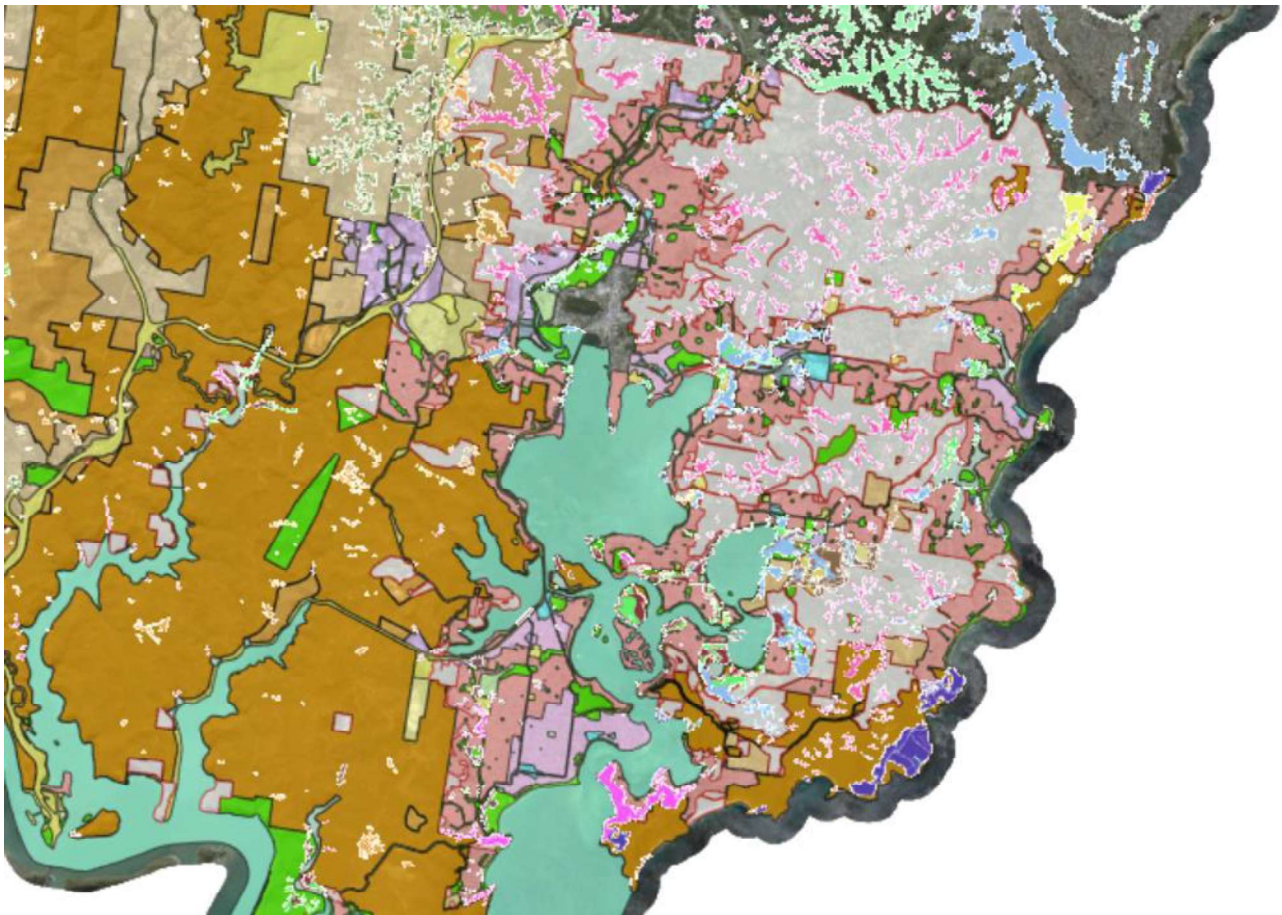
Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The proposed amendments are not expected to have an adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats; the planning proposal aims to prevent these impacts.

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Ecology

The Planning Proposal will have no negative impacts on environmentally sensitive land. The proposal will convert existing environmental zonings under GPSO and IDO 122 to the equivalent zone under the standard instrument, and in accordance with LEP Practice Note PN 09-002 – Environmental Protection Zones.



Endangered Ecological Communities (Bell 2019 v1.5) – Deferred Lands

Bushfire

The deferred lands area is identified as bushfire prone land. Section 9.1 Ministerial Direction 4.3 Planning for Bushfire Protection applies to the proposal. LEP Practice Note 09-002 – Environment Protection Zones does not identify Bushfire Prone Land as a criterion for consideration when establishing environmental zones.

The Consolidated Central Coast Local Environmental Plan (CCLEP) retains Clause 5.11 Bushfire hazard reduction. This planning proposal will not result in changes to Clause 5.11. Additionally, the proposal will not

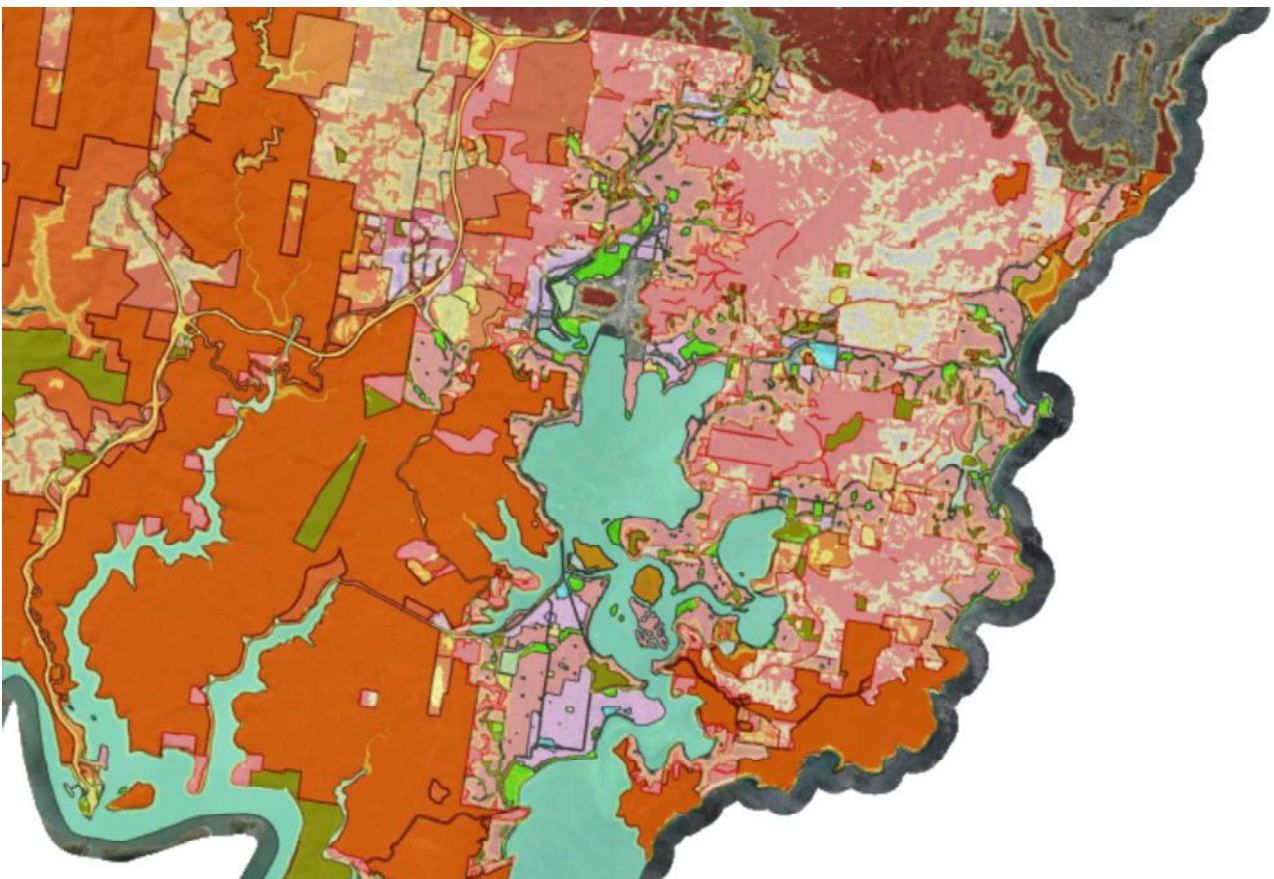
include application of less restrictive zoning, as the scope of this Planning Proposal is limited to a zone conversion exercise only where existing zones are converted to an equivalent zone under the standard instrument, except where environmental constraints have warranted a more restrictive zoning or where legacy land use permissibility has been carried across from the former LEP's.

The Consolidated LEP includes dual occupancy development as a permitted use within the C3 Environmental Management zone; this is consistent with the permitted uses for the zone under WLEP 2013, and ensures there is no loss of development potential as a result of the zone translation. GLEP 2014 does not permit dual occupancy development in the C3 zone, however this will now become a permissible use to ensure LEP harmonisation for the Central Coast LGA.

The proposal is consistent with s9.1 Direction 4.3 Planning for Bushfire Protection clause 2(b), as WLEP 2013 currently permits dual occupancy development in the C3 Environmental Management zone and is therefore considered 'appropriate development'.

As part of the preparation of the CCLEP, including a review of deferred lands the Rural Fire Service provided comments to Council in support of the zoning provisions to be introduced to the deferred lands area, which permitted a number of uses in various zones not currently permitted in either Wyong or Gosford LEP zoning provisions,

Co-location requirements set out in the Central Coast Development Control Plan - 2.2.12 Dual Occupancy in Rural and Environmental Living Zones aims to minimise the impacts of additional occupancies in rural and environmental living areas, by requiring an integration of the building form to achieve the appearance of a single dwelling, or to cluster buildings adjacent to the principal dwelling, reducing potential bushfire risk. The environmental zoning methodology adopted for this proposal will also generally apply a C3 Environmental Management zoning to cleared areas of land. In addition, this proposal seeks to remove dwelling houses as a permissible use from the C2 Environmental Conservation zone, reducing bushfire risk in some heavily vegetated areas.



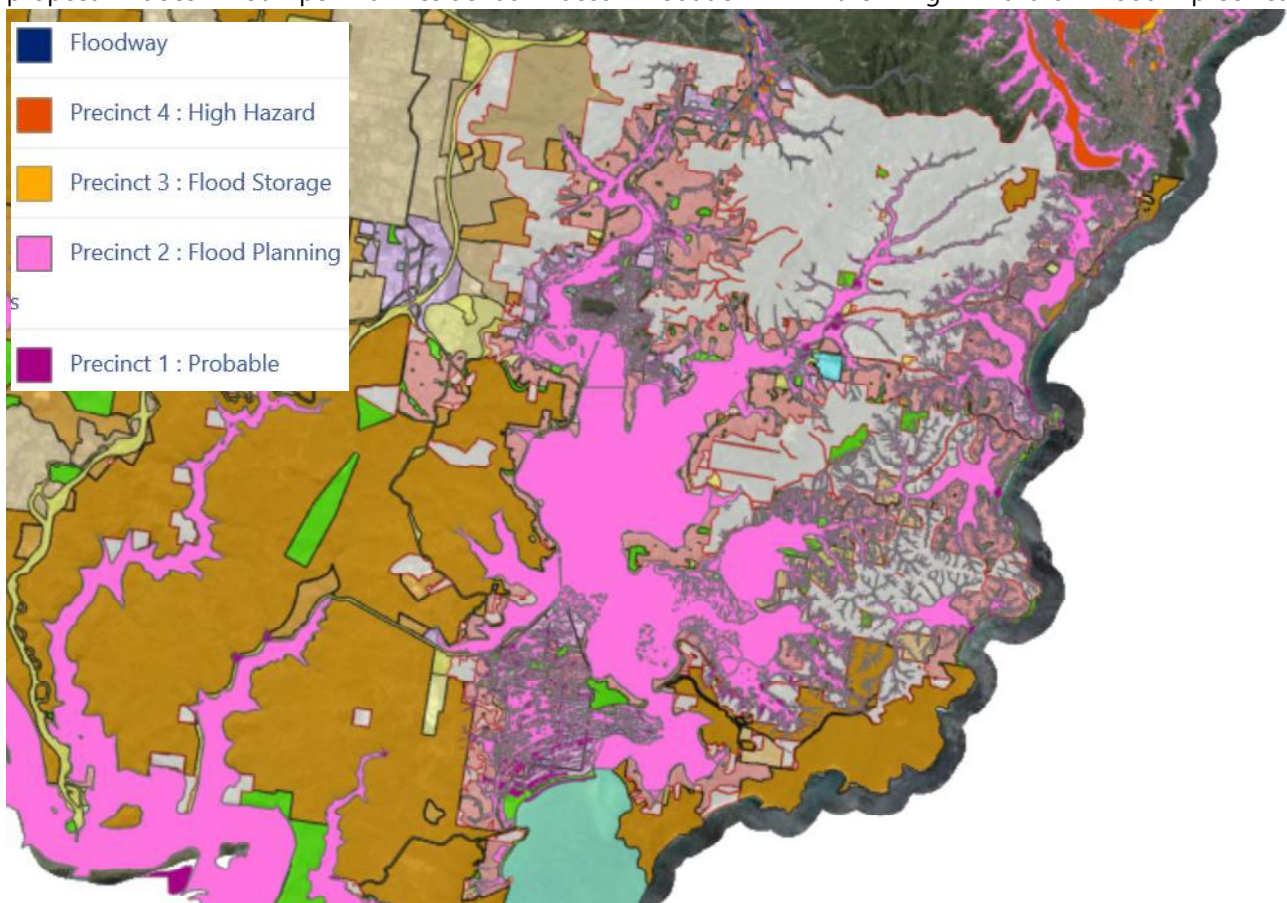
Flooding and Drainage

Some areas within the deferred lands are identified as flood prone land. Land subject to high hazard flooding is recommended to be zoned C3 Environmental Management in accordance with LEP Practice Note 09-002.

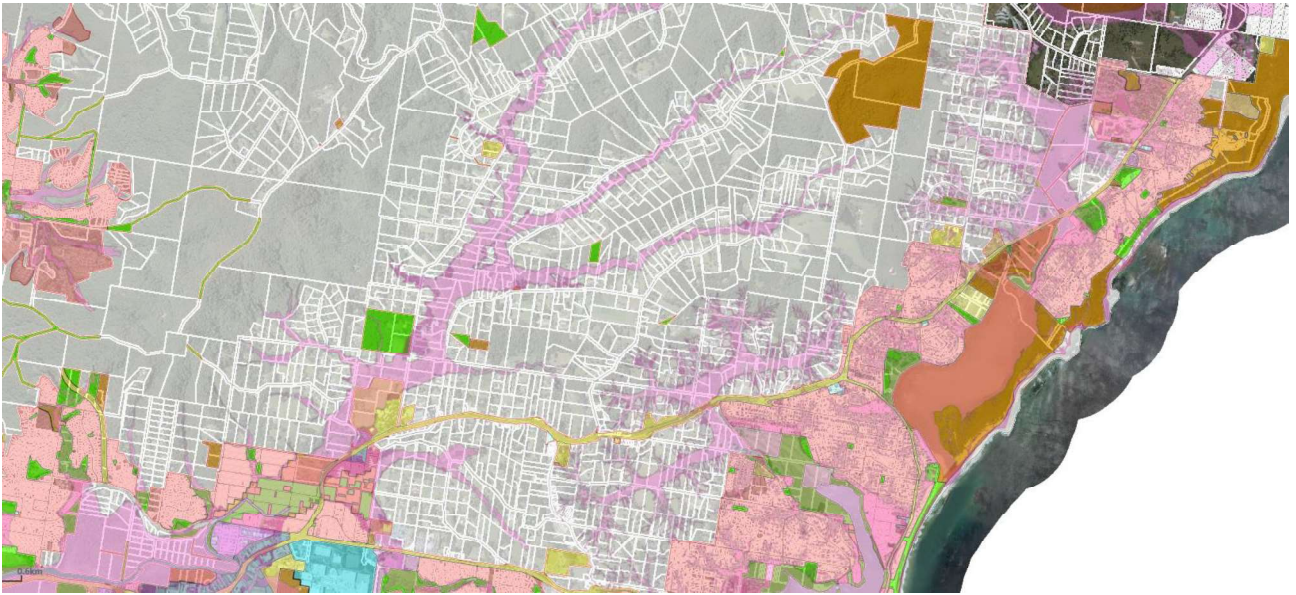
The majority of land is located within the Probable Maximum Flood, and the Flood Planning Area as shown in the maps below.

The proposal will not result in a significant increase in development and/or dwelling density within the deferred lands. Proposed changes to land use permissibility as part of the Consolidated LEP, such as the introduction of dual occupancy development into the C3 Environmental Management zone are considered to be of minor significance and would be subject to a merit assessment at the Development Application stage.

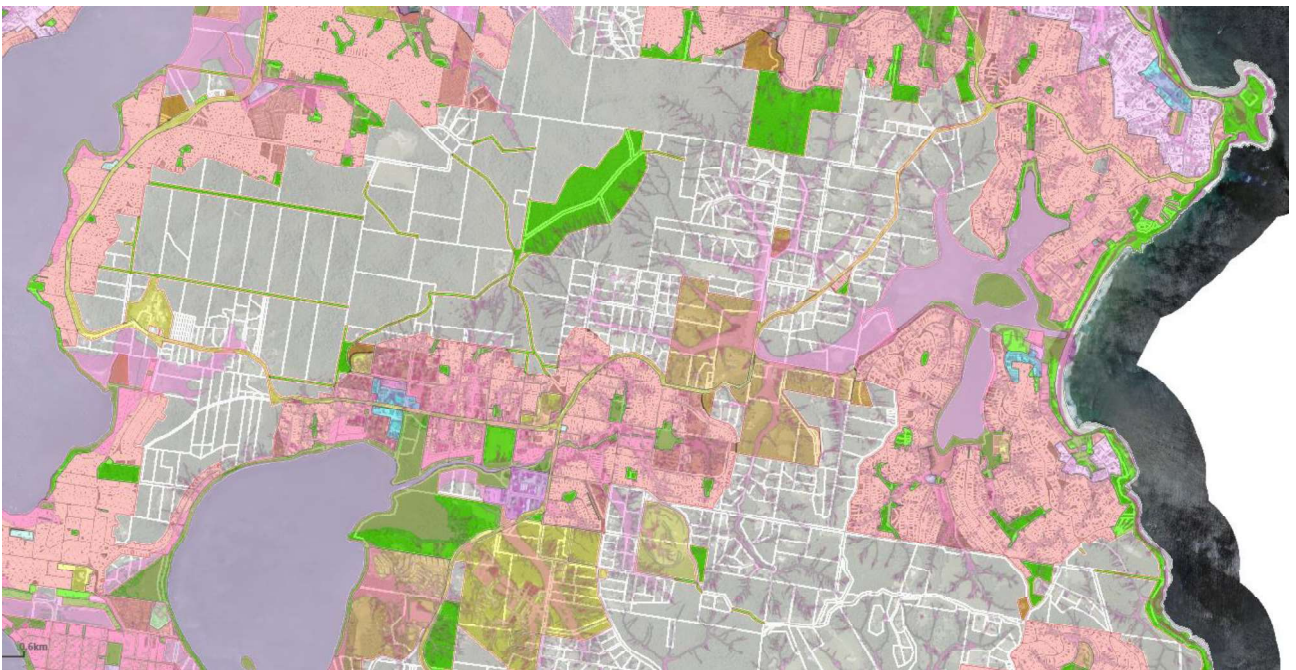
Section 9.1 Ministerial Direction 4.1 Flooding does not permit the rezoning of land from a conservation or rural zone to a residential, business, industrial or special purpose zone. The planning proposal does not propose a change in zoning to a residential, business, industrial or special purpose zone. The proposal will not result in development in floodway areas, and as a conversion process, will not result in significant flooding impacts. The proposal does not permit residential accommodation in the high hazard flood precinct.



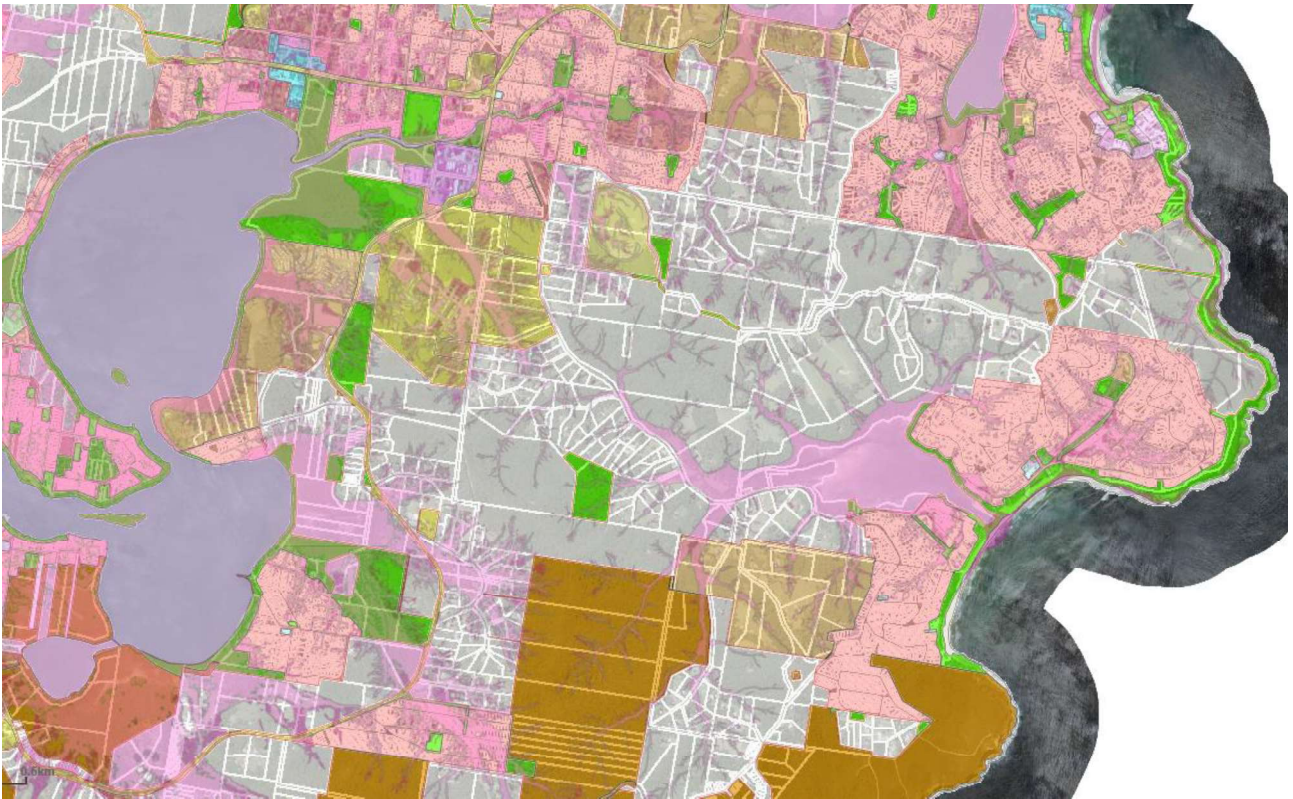
Flood Precincts 1 (PMF) 2 (FPA) 3 (Flood Storage) 4 (High Hazard) and Floodway Map – Deferred Lands



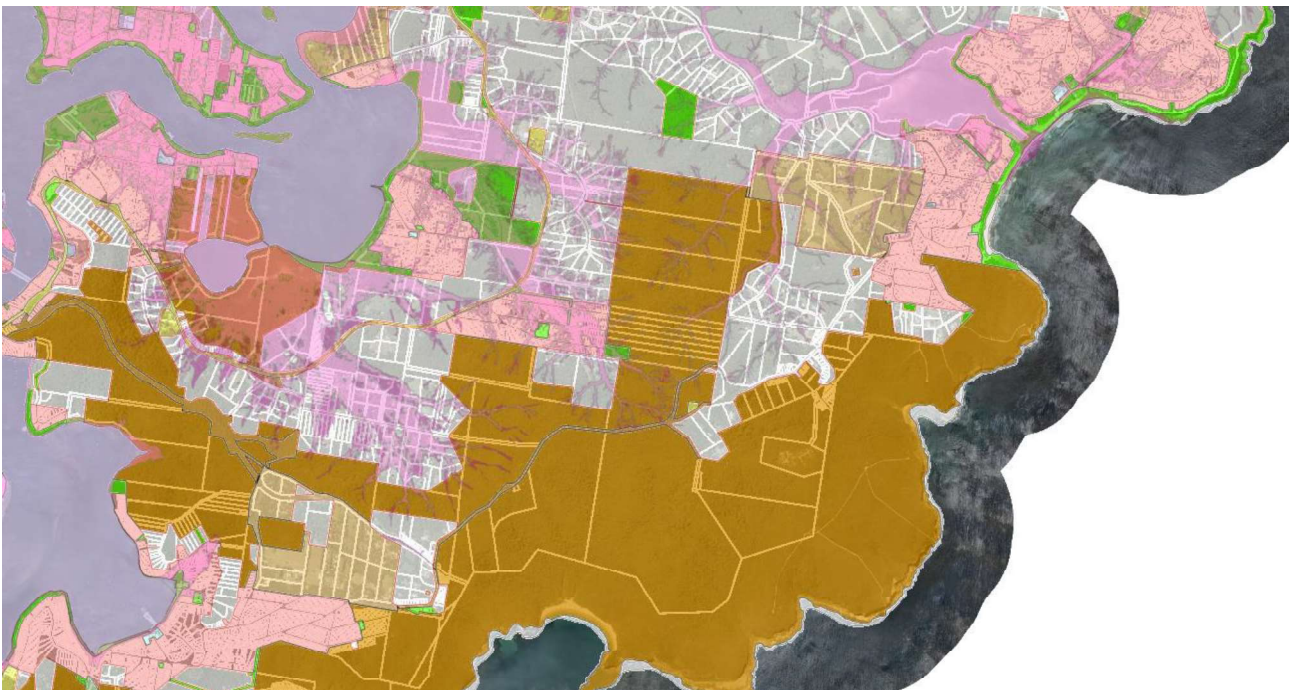
Holgate, Matcham, Erina Heights, Mount Elliot - Flood Precincts 1 (PMF) 2 (FPA) 3 (Flood Storage) 4 (High Hazard) and Floodway Map



Green Point, Erina, Kincumber, Yattalunga - Flood Precincts 1 (PMF) 2 (FPA) 3 (Flood Storage) 4 (High Hazard) and Floodway Map



Macmasters Beach, Bensville, Kincumber - Flood Precincts 1 (PMF) 2 (FPA) 3 (Flood Storage) 4 (High Hazard) and Floodway Map



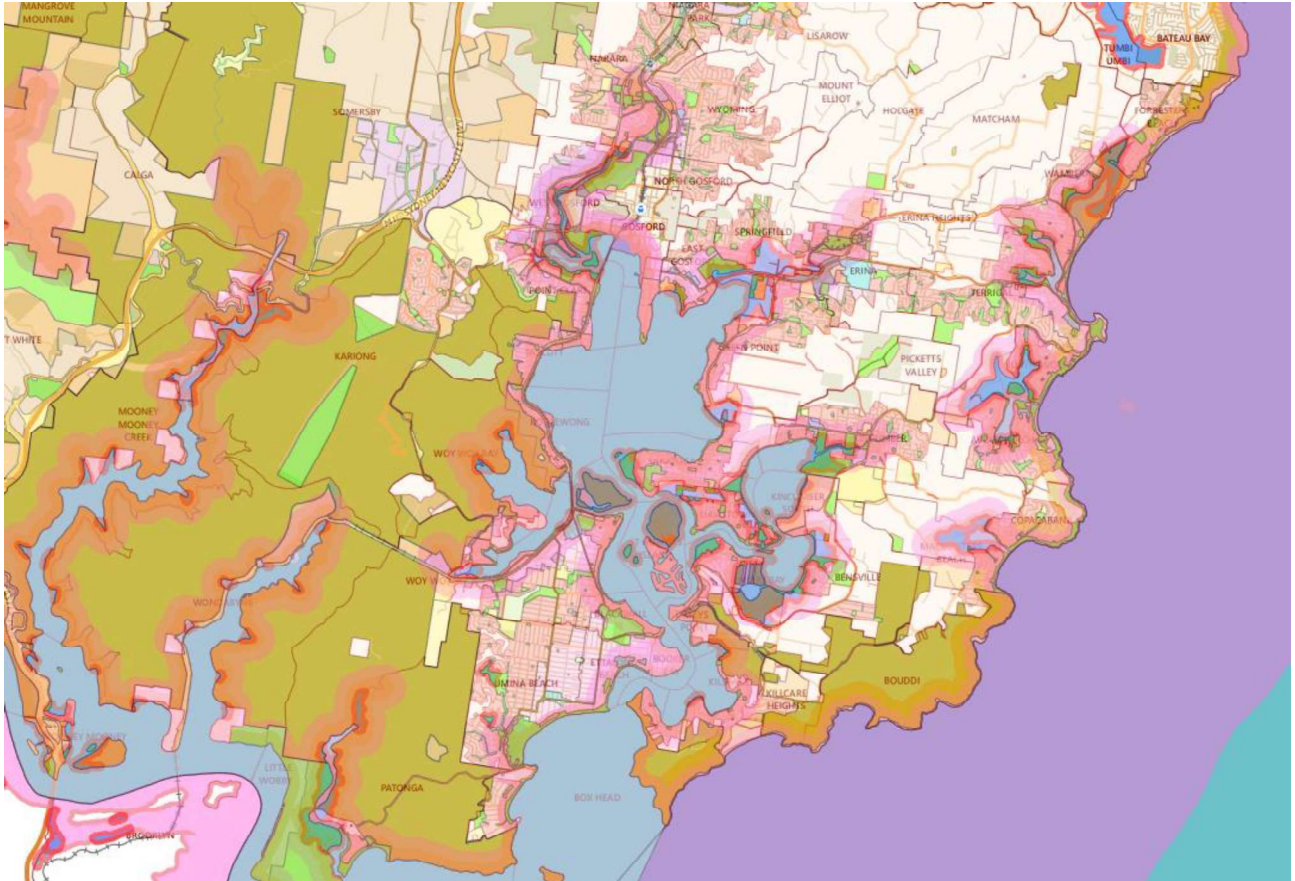
Empire Bay, Bensville - Flood Precincts 1 (PMF) 2 (FPA) 3 (Flood Storage) 4 (High Hazard) and Floodway Map

Agriculture

The deferred lands area does include some small pockets of agricultural uses including orchards, horticultural uses, and animal husbandry. These uses are generally proposed to be zoned either C3 Environmental Management or C4 Environmental Living and will continue to be permissible.

Coastal Management

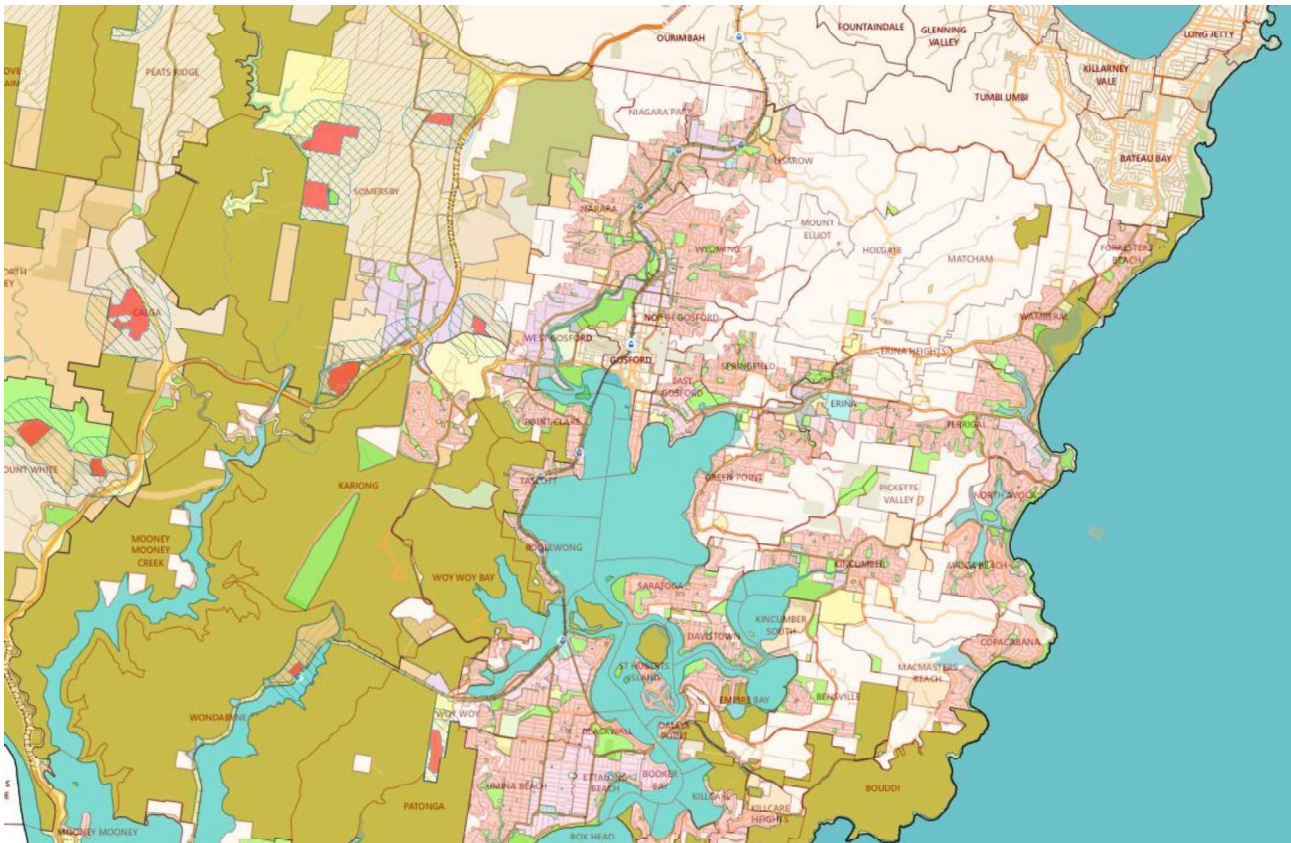
Some fringe areas near Brisbane Water are identified as Coastal Environment Area and Coastal Use Area due to their proximity to Brisbane Water lake and creek lines. The proposal will not enable increased development or more intensive land use on land within a coastal vulnerability area or on land that is affected by a current or future coastal hazard in a local environmental plan or development control plan.



Coastal Management SEPP

Natural Resources

There are no impacts to agriculture, drinking water catchments, or mineral resources. The deferred lands are located outside of the nearby Mooney Dam and Ourimbah Creek drinking water catchments. A minor portion of the deferred lands applies to the Somersby Sandstone Quarry and Gosford Quarry transition buffer, which is considered to be of minor significance. The proposal applies to conservation zones identified under IDO 122 and GPSO and does not include rural zoned land.



Gosford Mineral Resources Audit 2014

Indigenous and Non-Indigenous Cultural Heritage Items

There are no impacts to Indigenous and Non-Indigenous cultural heritage items. The proposal aims to convert existing zones to the equivalent standard instrument zone. There is no cultural heritage mapping available either within the DM lands or within the Central Coast which to be applied as a data layer. Council will give further consideration to how these matters might be considered across the Central Coast, when Phase 3 of the Environmental lands Review is undertaken to ensure that a Central Coast perspective is given to this issue, rather than a locality specific one, within the DM lands.

Contaminated Land and Acid Sulfate Soils

There are no impacts in relation to contaminated land and acid sulfate soils. The proposal aims to convert existing zones to the equivalent standard instrument zone, land subject to Class 1 or Class 2 acid sulfate soils is recommended to be zoned C3 Environmental Management in accordance with LEP Practice Note 09-002. Consolidated LEP Clause 7.1 Acid Sulfate Soils will trigger any need for development consent for all classes of land. As part of the LGA wide review (project phase 3), Council will consider contaminated land and acid sulfate soils.

Mine Subsidence

There are no impacts to Mine Subsidence as no Mine Subsidence areas are located within the study area.

Has the planning proposal adequately addressed any social and economic effects?

Social Issues

The planning proposal will provide greater certainty to land owners and property investors by standardising planning provisions under one Local Environmental Plan, and enabling the same land use activities for the

deferred lands that are already in place for environmental zones in the remainder of the Local Government Area.

Economic Impacts

The planning proposal will enable secondary dwellings in the deferred lands area which will encourage intergenerational living and opportunities for ageing in place; this will have positive flow-on effects to the local economy.

Section D – State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The proposal does not rely on the provision of adequate public infrastructure, such as roads and services as the intended outcome is to zone the deferred lands area to an equivalent zone under the standard instrument.

What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation with the following agencies is proposed, based on the identified triggers and site constraints:

Table 3: Agency Consultation

Agency	Trigger/Constraint
Commonwealth Department of Environment & Energy	- Relevant Authority (Environmental Land)
Darkinjung Local Aboriginal Land Council	- Affected landholder
Department of Planning, Industry and Environment	- Relevant Authority
Department of Primary Industries - Fisheries	- Relevant Authority
Department of Primary Industries - Agriculture	- Relevant Authority
Department of Industry – Crown land	- Affected landholder
Environment Protection Authority	- Relevant Authority (Environmental Land)
Wannangini Pty Ltd (Guringai Tribal Link)	- Affected landholder
Local Land Services	- Relevant Authority (Environmental Land)
Department of Family and Community Services-RFS	- Relevant Authority (Environmental Land)
DPE-Biodiversity and Conservation	- Relevant Authority (Environmental Land)
Transport for NSW-RMS	- Affected landholder

* NOTE: Section 3.25 of the EP&A Act requires the RPA to consult with the Chief Executive of the Office of Environment and Heritage (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 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 Administration Building: 2 Hely Street, Wyong;
- Library and
- Council's website: centralcoast.nsw.gov.au

Part 6 Project Timeline

Table 5: Key Project Timeframes

Action	Timeframe and/or Date
Anticipated commencement date (date of Gateway Determination)	24/10/22
Anticipated timeframe for the completion of required technical information	31/10/22
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days
Commencement and completion dates for public exhibition	1/02/23 to 1/03/23
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	2 months 2/03/23
Timeframe for consideration of a proposal post exhibition	2 months 01/05/23
Date of submission to the Department to finalise LEP	1/07/23
Anticipated date RPA will make the plan (if delegated)	1/11/23
Anticipated date RPA will forward to the Department for notification	7/11/23

Supporting Documentation

Table 6: Supporting Documentation to the Planning Proposal

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes – 27 April 2021
B.	Central Coast Regional Plan 2036 Assessment
C.	Central Coast Local Strategic Planning Statement
D.	Central Coast Community Strategic Plan
E.	State Environmental Planning Policy Assessment & Ministerial Directions Assessment
02 Supporting Information	
A.	Deferred Lands Background Report
B.	Deferred Lands Land Use Assessment
C.	Data Summary Report

01

Assessment & Endorsement

1 A. Council Report and Minutes