



Central Coast Council

Planning Proposal

Lots 1-35, 38 and 40-49 DP270882,  
Part of Lot 50 DP270882 and SP103399, 17 and 33 Gugandi Road

Narara

RZ/115/2021

October 23



Planning Proposal

Lots 1-35, 38 and 40-49 DP270882, Part of Lot 50 DP270882 and SP103399  
17 and 33 Gugandi Road, Narara

File No: RZ/115/2021;

Date: October 23

Version 3

Central Coast Council

**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259 | **P** 1300 463 954

**E** ask@centralcoast.nsw.gov.au |

**W** www.centralcoast.nsw.gov.au |

ABN 73 149 644 003

Opening Hours 8.30am - 5.00pm

Lots 1-35, 38 and 40-49 DP270882, Part of Lot 50 DP270882 and SP103399, 17 and 33 Gugandi Road, Narara

File No: RZ/115/2021

<b>Background &amp; Locality Context</b>	<b>1</b>
<b>Part 1 Objectives or Intended Outcomes</b>	<b>5</b>
<b>Part 2 Explanation of Provisions</b>	<b>14</b>
<b>Part 3 Justification</b>	<b>17</b>
<i>Section A – Need for the Planning Proposal</i>	<i>17</i>
<i>Section B – Relationship to strategic planning framework</i>	<i>17</i>
<i>Section C – Environmental, Social and Economic Impact</i>	<i>22</i>
<i>Section D – State and Commonwealth Interests</i>	<i>27</i>
<b>Part 4 Mapping</b>	<b>31</b>
<b>Part 5 Community Consultation</b>	<b>32</b>
<b>Part 6 Project Timeline</b>	<b>33</b>
<b>Supporting Documentation</b>	<b>34</b>

## Background & Locality Context

### Site Description

This Planning Proposal has been prepared for land located at 17 and 33 Gugandi Road, Narara (formerly known as 25 Research Road, Narara) and commonly referred to as Narara Eco Village (NEV). The site was previously used as Gosford Horticultural Research and Advisory Station (Horticultural Institute).

The site (refer to Figure 1) has a total area of approximately 62.97 hectares, of which approximately 11.5 hectares is zoned R2 Low Density Residential. The remainder of the site is zoned C2 Environmental Conservation (predominantly, the bushland to the west), RE1 Public Recreation (the floodplain to the east) and C3 Environmental Management (land to the north-east of the floodplain).

This Planning Proposal applies to the land zoned R2 and RE1 only and comprises the following lots:

- Lots 1-35, 38 and 40-49 DP270882
- Part of Lot 50 DP270882
- SP103399.



**Figure 1 – Aerial view of site**



The site is located approximately 4km north-east of Gosford CBD and 1.3km west of Narara Train Station. The site is proximate to the Pacific Highway which provides regional connectivity to Sydney and Newcastle. Access to the site is available from Research Road which connects to a series of internal road (private roads) off Gugandi Road.

Strickland State Forest adjoins the site to the north and the west and covers an area of approximately 468 hectares. Strickland State Forest includes areas of dense open forest, closed forest vegetation and exposed low open woodland vegetation.

Page 2

## Key characteristics

The site was formerly owned by the Department of Primary Industry and used as Gosford Horticultural Research and Advisory Station (Horticultural Institute). Many buildings and structures remain on-site from the former Horticultural Institute's occupation of the site including glasshouses, workshops and offices (refer to **Appendix B** for site photos).

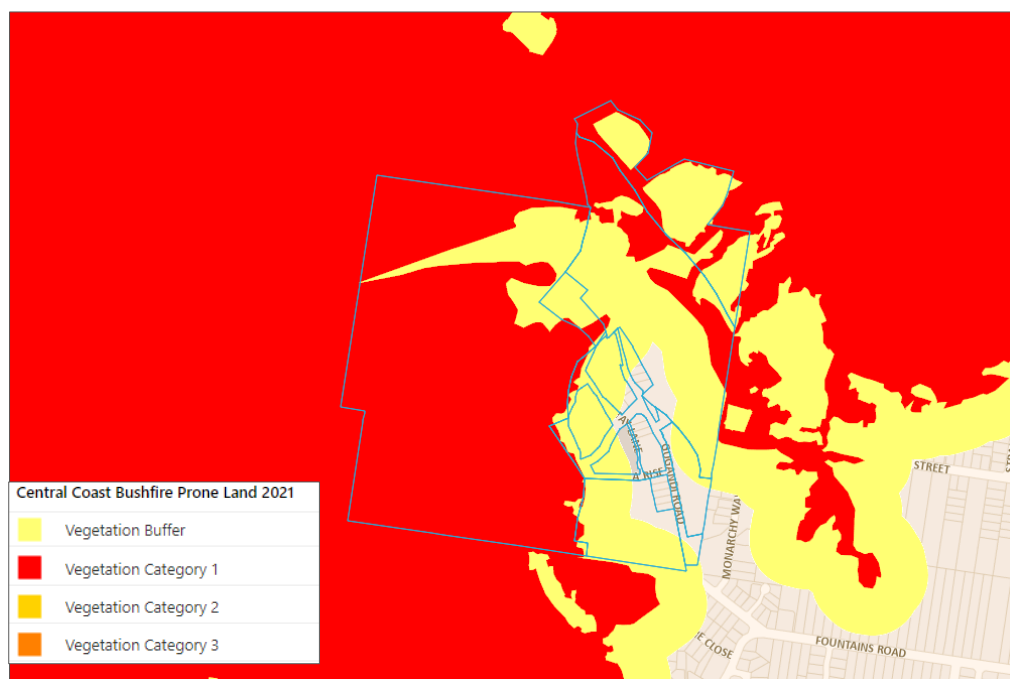
The north-eastern portion of the site (Lot 38 DP 270882) is zoned RE1 Public Recreation and is flood prone. Immediately to the east of Gugandi Road (near the intersection with Syncarpia Crescent) is a peninsular of land that was raised above the 1 in 100 flood level by the former Department of Agriculture. On this higher ground there is a variety of equipment storage sheds, shade houses and glasshouses that were built as part of the former horticulture research station.

Narara Creek flows through the lot from Strickland State Forest to the north-east, before flowing through residential lands to the south beyond the eco-village boundary.

To the west of Gugandi Road, between two first-order tributary streams, is a substantial machinery shed which continues to be used to store truck earthmoving equipment and agricultural machinery.

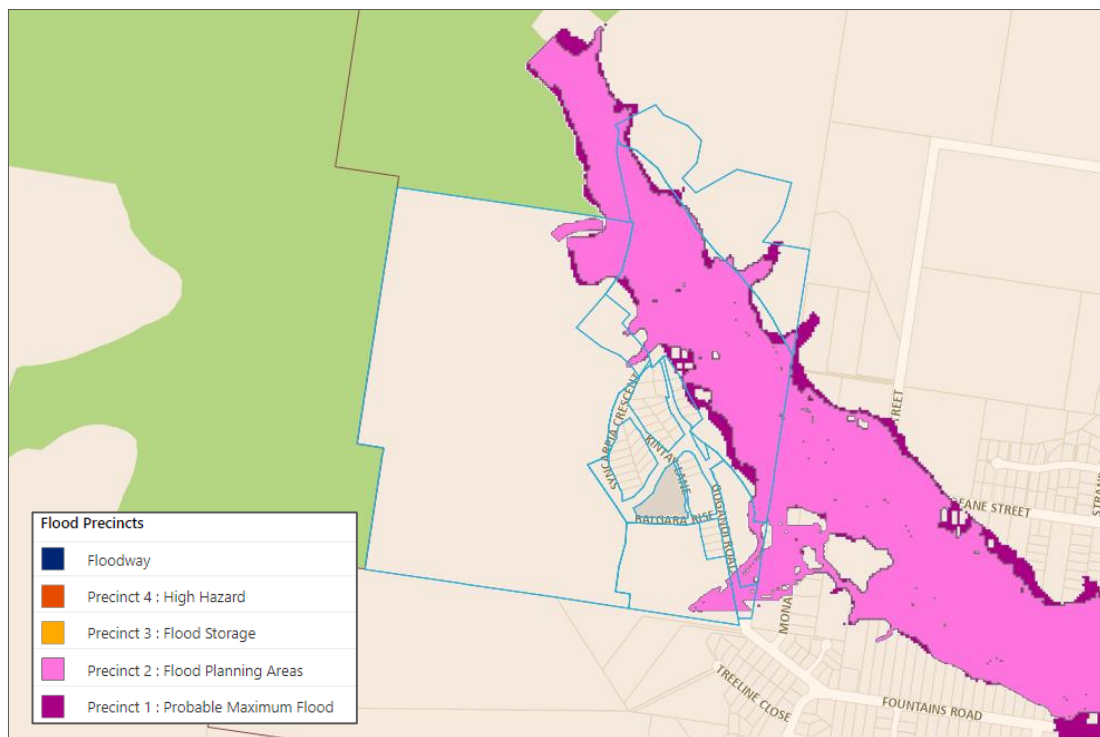
To the north (within Lot 38), and immediately downstream of the irrigation dam is a small historic pecan plantation which is understood to be the earliest pecan plantation in NSW.

The site is located within a designated bushfire area, classed as Vegetation Category 1 and Vegetation Buffer (see Figure 3).



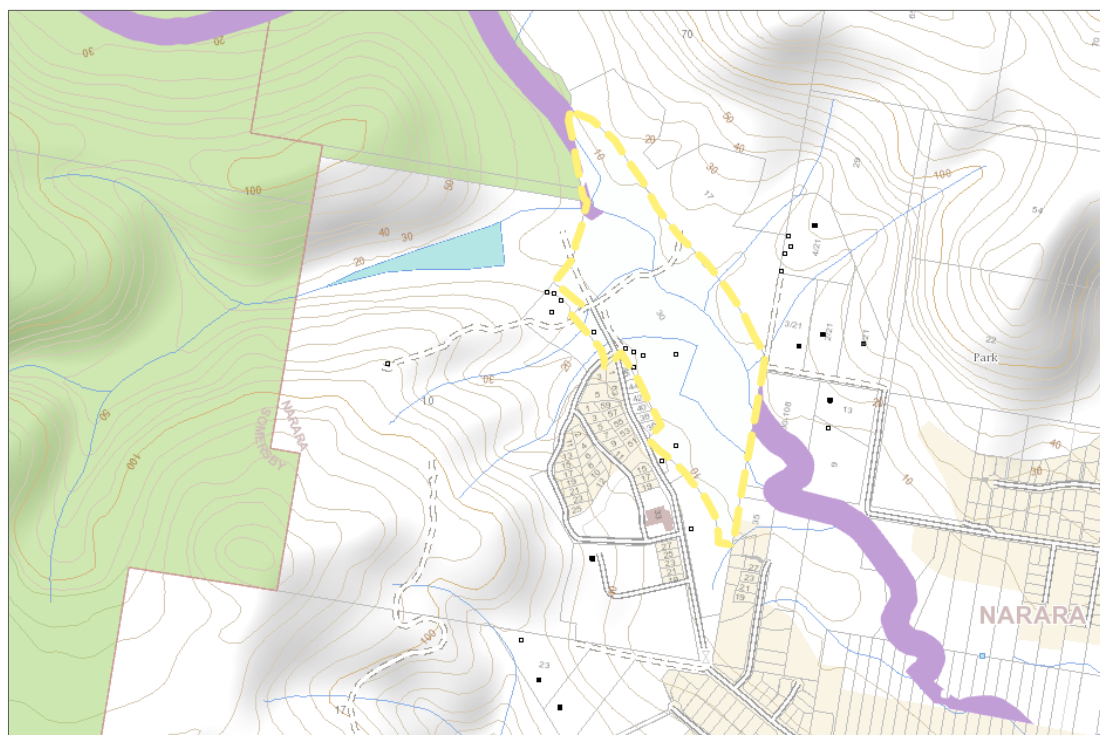
**Figure 3 – Bushfire prone land map**

The northern and eastern portion of the site is located on land designated as Flood Planning Precinct 1 – Probable Maximum Flood and Precinct 2 – Flood Planning Areas. The majority of the R2 zoned land to which this proposal applies is not flood prone.



**Figure 4 – Flood Planning Map (Source: NSW Planning Portal)**

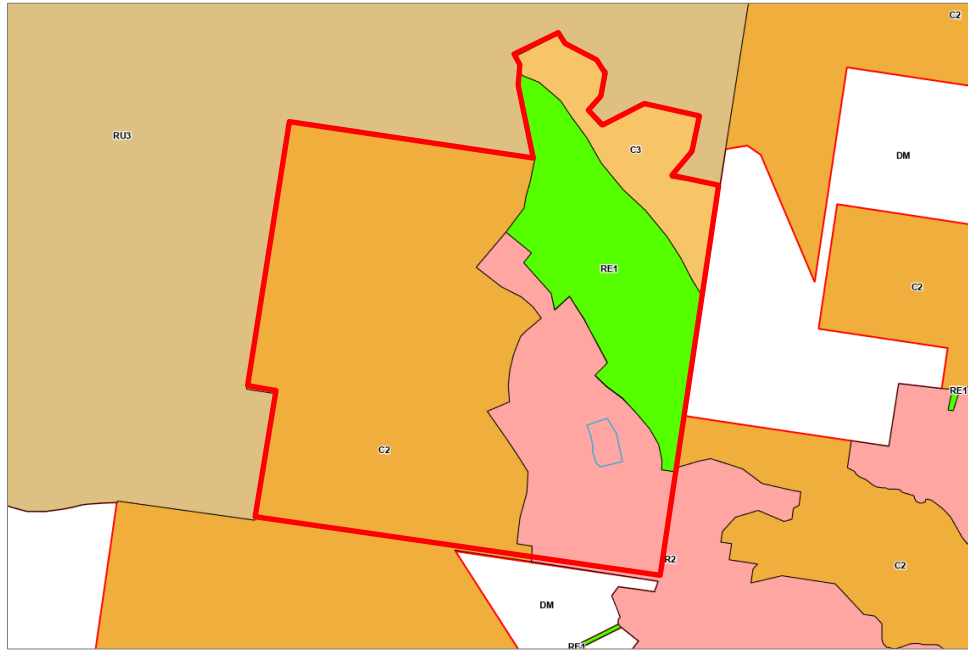
A small portion of the RE1 zoned portion of the site is identified on the Biodiversity Values map.



**Figure 5 – Biodiversity Values Map (Source: NSW Planning Portal)**

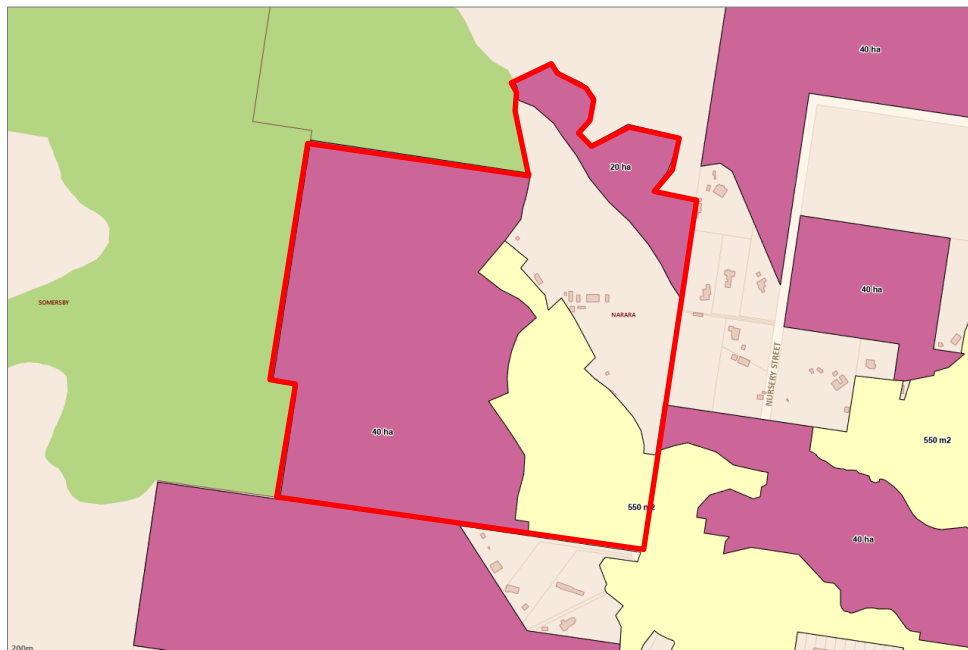
## Existing Planning Controls

Under *Central Coast Local Environmental Plan 2022* (CCLEP 2022), the site is zoned R2 Low Density Residential zoned land, RE1 Public Recreation, C2 Environmental Conservation and C3 Environmental Management. This Planning Proposal applies to the R2 and RE1 zoned land only (see Figure 6).



**Figure 6 – Existing Land Use Zoning (CCLEP 2022)**

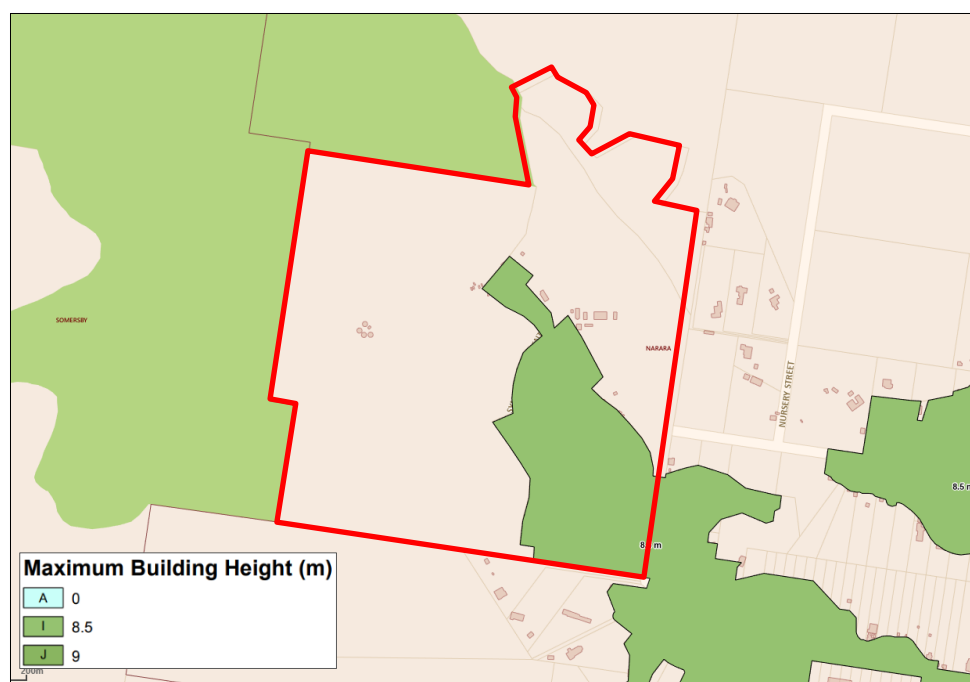
The R2 zoned portion of land, to which this proposal applies, has a minimum lot size provision of 550sqm. The RE1 portion of the land has no minimum lot size.



**Figure 7 – Existing Minimum Lot Size Map (CCLEP 2022)**



A maximum building height of 8.5m applies to the site. No maximum building height applies to the RE1 Public Recreation land (see Figure 8). No FSR applies to the site.

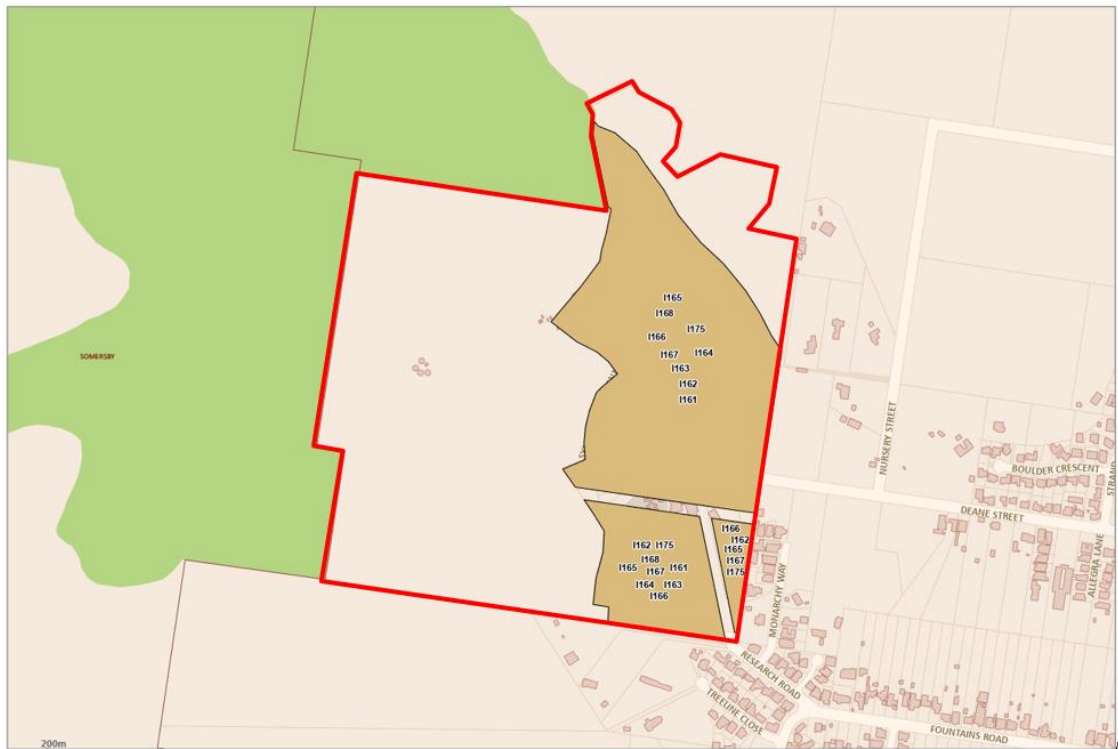


**Figure 8 – Existing Height of Buildings Map (CCLEP 2022)**

The site contains several heritage items consisting of buildings, structures and trees. A description of each item is provided below.

**Table 1 – Existing heritage items**

Item	Lot and DP	Description in CCLEP 2022	Significance
I175	Lot 15, DP 270882	Manager's cottage, hen house (former shower block) and curtilage	Local
I162	Lot 50, DP 270882	Former grafting shed/administration block and curtilage	Local
I167	Lot 1, DP 270882	Group of <i>Taxodium distichum</i> (bald cypress)	Local
I163	Lot 50, DP 270882	Specimen of <i>Syncarpia glomulifera</i> (turpentine)	Local
I164	Lot 38, DP 270882	Group of <i>Araucaria cunninghamii</i> (hoop pines)	Local
I165	Lots 38 and 39, DP 270882	Plantation of <i>Carya illinoensis</i> (pecan)	Local
I166	Lot 38, DP 270882	Row of <i>Pyrus calleryana</i> (Callery pear)	Local
I168	Lot 1, DP 270882	Specimen of <i>Pyrus calleryana</i> (Callery pear), strain D6	Local
I161	Adjacent to Lot 1, DP 270882	Main entrance gate posts	Local



**Figure 9 – Heritage Map (CCLEP 2022)**

## Background

The Narara Eco Village site comprises approximately 62.97 hectares of land formerly occupied and operated as the Gosford Horticulture Research and Advisory Station (under the control of the NSW Department of Primary Industry).

The land was disposed of by NSW Department of Primary Industry and was acquired in September 2012 by a co-operative for the purposes of establishing an eco-village. Since that time the site has been known as 'Narara Eco-Village' and provides opportunities for eco-friendly living and related community ventures. The eco-village is a community title subdivision and operates under a Community Management Statement.

Previous development of the land was approved in 2014 for a 'cluster housing' development (DA44899/2013). At the time of lodgement of the application in 2013, the site was zoned 2(a) Residential under the former Gosford Planning Scheme Ordinance (GPSO) and the development was classified as 'Cluster Housing' which was permissible with consent in zone 2(a). Various DA's have been lodged and approved by Council for additional cluster housing developments.

The site is now zoned R2 Low Density Residential under the CCLEP 2022. Cluster housing is no longer a specifically defined land use, and the development is now defined as Multi-Dwelling Housing. Multi-dwelling housing is prohibited in the R2 Low Density residential zone under the CCLEP 2022. This proposal seeks to permit multi-dwelling housing on the site, consistent with the former provisions under GPSO.

GPSO also permitted up to 10% of lots to have a minimum lot area of 450m<sup>2</sup>. This was increased to 550sqm when Gosford LEP 2014 was introduced. This proposal also seeks to reduce the lot size from 550sqm to 450sqm to assist in providing additional infill housing.

The original rezoning was accompanied by a Voluntary Planning Agreement (VPA) that made specific provision for the dedication of the land formerly zoned 6(a) Open Space (now zoned RE1 Public Recreation), to Council. On 13 November 2007, the former Gosford City Council resolved that part of the land to be zoned RE1 Open Space be dedicated to Council at no cost.

Since NEV's acquisition of the land in 2012, there has been ongoing negotiations between Council and NEV seeking to amend the VPA, and area of land proposed to be dedicated to Council. It is understood that at the time, Council officers responsible for managing the RE1 land did not consider it suitable for public recreation for the reasons outlined below:

- The site is identified as flood prone.
- The configuration and topography of RE1 lands are not consistent with Council Opens Space guidelines.
- NEV purchased the site from the State Government in 2013, and the requirement to dedicate the floodplain land was a requirement of the Government as vendor at the time.
- The floodplain land lacks functionality as public recreational open space. It is located entirely internal to the NEV site and is not directly accessible from the street or surrounding residential areas. It is likely this "Public Recreation" land would only benefit residents of the eco village irrespective of whether it is in Council's ownership.
- There is limited car parking within the site, predominantly dedicated for use by residents.
- The site is surrounded by recreational areas and public open space.
- There are several areas of RE1 zoned lands in Narara with improvements and accessibility that enable them to be utilised as play spaces.
- Given the isolation of the RE1 zoned land, it is likely it would predominantly be used by residents of the eco-village.
- There is no agreement in place to embellish the RE1 zoned land which would mean Council is receiving land that requires capital investment to be utilised.

The VPA requiring the dedication of the RE1 zoned land to Council has not yet been executed and the land has not been transferred to Council. It is therefore not currently available for use by the general public. The RE1 zoned land remains under the ownership of Narara Eco Village Co-operative Ltd. The land is not required for public open space given the flood prone nature of the land and adequate distribution of small parks and natural bushland in the local area, to serve the expanding population residing within the ecovillage and broader Narara community. There are also several areas of RE1 zoned lands in Narara with improvements and accessibility that enable them to be utilised as play spaces.

Since the acquisition of the site in 2012, ongoing negotiations have occurred with Council. It was agreed that the dedication of an alternate parcel of land (zoned C2 Environmental Conservation) was a better outcome because:

- this land has previously been identified as desirable for inclusion in COSS. It represents high value conservation land.
- it will require far less in terms of management, maintenance and council resources.
- it is likely that Council could claim credits under the Biodiversity Banking and Offsets Scheme (BioBanking) to gain both an up-front payment and ongoing maintenance payments.
- the agreement to transfer COSS land is accompanied by a Bushland Management Plan (Appendix K) and agreement to maintain lands i.e weed removal for a period of time before

handing ownership to Council. There is also a large sum of COSS funding readily available to take ownership and manage the site.

A Deed of Amendment to the original VPA has been prepared (Appendix J).

Whilst the VPA is associated with the original rezoning of the site, it is proposed to exhibit the Deed of Amendment concurrently with the Planning Proposal. The amendment would see the RE1 zoned land retained by NEV in exchange for Council taking possession of approximately 10 hectares of land zoned C2 Environmental Conservation identified for inclusion into Council's Coastal Open Space (COSS) land. This Planning Proposal seeks to rezone the RE1 land to C3 Environmental Management.

### **Past DA History**

Since the site was acquired, various development consents have been granted for a Staged residential subdivision comprising Stage 1, Stage 2 and Stage 3.

On 8 August 2014, approval was granted for Stage 1 Community Title Subdivision (39 Lots) and associated infrastructure and demolition of various structures and buildings (DA 44994/2013).

On 7 April 2014, development consent was granted for demolition of existing structures and construction of 17 cluster houses and associated infrastructure and landscaping works. A modification was approved to increase cluster houses from 17 to 18 (DA 44899/2013).

On 14 April 2014, development consent was granted for demolition of existing structures & construction of 10 cluster houses and associated infrastructure & landscaping works (DA 44898/2013).

Following the approval of Stage 1 DA 44994/2013, the Community Title Scheme was registered with NSW Land Registry Services on 8th June 2018. Subsequently, development applications have been lodged for the construction of a number of dwellings within Stage 1.

On 3 September 2020, development consent was granted by the Central Coast Local Planning Panel for Strata Subdivision (18 Lots) of an approved cluster housing development and easement for two car parking spaces (DA 57912/2020).

Deferred Commencement Consent 58072/2020 was granted on 9 August 2021 for an integrated 43 lot community title subdivision (Stage 2) Narara Eco Village.

A number of lots have already been sold and developed and/or under construction. At the time of preparing this Planning Proposal, all residential lots and multi-dwellings within the Stage 1 area have been sold to co-operative members. 28 residential lots have houses constructed and a further seven lots have housing currently under construction. Seven residential lots are undeveloped with house construction yet to commence.

Stage 2 subdivision works are currently under construction, estimated for completion in late January 2023. The majority of the lots having been pre-sold to co-operative members.



**Figure 10 – Stage 1 area**



**Figure 11 – Stage 2 (currently under construction)**



## Part 1 Objectives or Intended Outcomes

The Planning Proposal seeks to retain the extent of the R2 Low Density Residential zoning, expand the range of permissible land uses, and reduce the minimum lot size provisions applying to the site. The proposed amendments to CCLEP 2022 seek to facilitate the redevelopment of the site for the purposes of multi-dwelling housing (which were previously permitted on the site as 'cluster housing' on the former zone), attached dwellings and some small business/retail activities to provide for local employment opportunities at the site. It is proposed to repurpose the existing Gosford Horticultural Institute buildings for the proposed non-residential land uses (see Figure 13).

The proposal seeks to reduce the minimum lot size applying to the R2 zoned land to facilitate the delivery of smaller and more affordable housing options. Reducing the minimum lot size will enable the delivery of more diverse housing and affordable options for future residents of the eco-village.

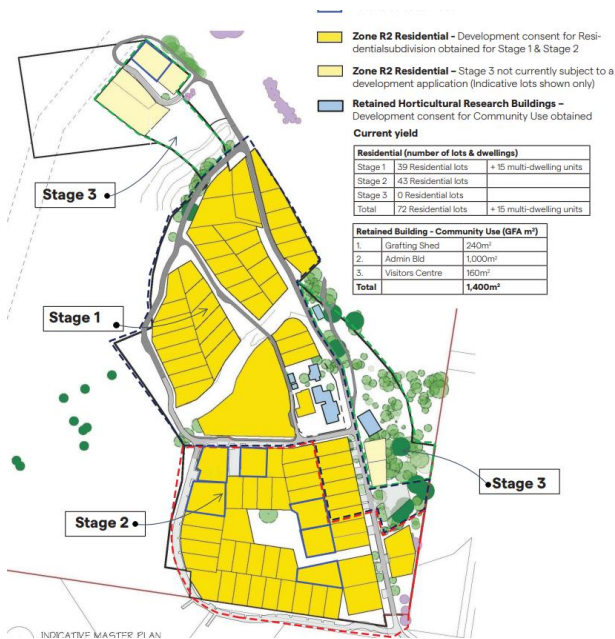
A large portion of the site is already developed and/or under construction and therefore the concept plan (**Appendix A**) supporting this Planning Proposal could facilitate two possible development outcomes:

- Option 1 – Subdivide 7 x R2 lots into 7 additional R2 lots; OR
- Option 2 – Subdivide 4 x R2 lots (creating 4 additional R2 lots) and construct 15 multi-dwellings on 4 x R2 lots

Figures 12 and 13 show the existing lots that could be subdivided and the proposed subdivision layout.

Whilst it is proposed to reduce the lot size from 550sqm to 450sqm across the entire R2 zoned area, a lot size of 450sqm may not be attainable on every lot due to the slope provisions contained within Section 2.4.3.2 of CCDCP 2022. On sites where the slope exceeds 10%, a minimum lot size of 600-1,200sqm is required.

Amendments are also proposed to the RE1 Public Recreation zone and existing Voluntary Planning Agreement (VPA) as a result of ongoing negotiations between NEV and Central Coast Council. The RE1 zoned portion of the site is flood prone and was previously proposed to be dedicated to Council at no cost. Upon further consideration, the RE1 zoned land is not considered suitable for public open space given the constraints of the land and availability of playgrounds and other open space in the Narara district. It has been determined by both parties that the south-western portion of the site zoned C2 Environmental Conservation is more suitable for Council acquisition (see further discussion under *Background*). Accordingly, NEV will retain the RE1 zoned land and rezone it to C3 Environmental Management, which is considered an appropriate zone based on the environmental attributes and constraints of the land. It is also proposed to apply a minimum lot size of 20h to the C3 zoned land. In exchange, NEV will dedicate approximately 10 hectares of land zoned C2 Environmental Conservation identified for inclusion into Council's Coastal Open Space (COSS) land.

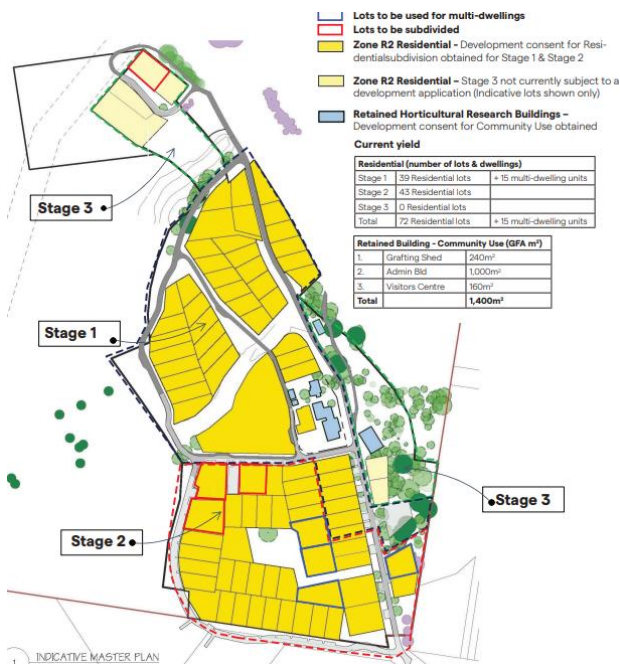


Existing Subdivision Layout

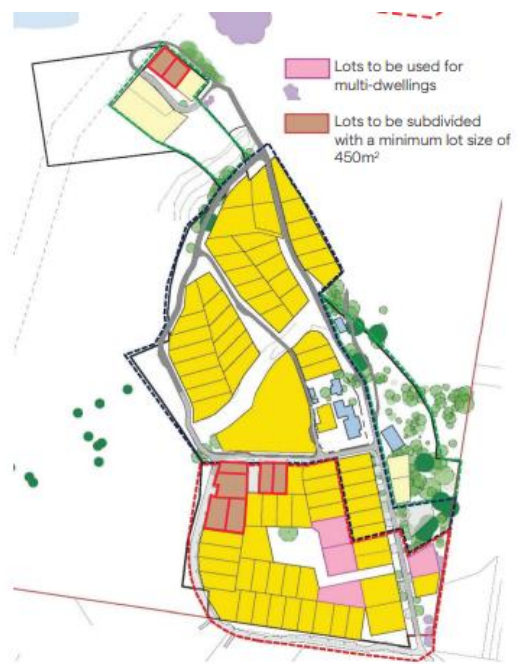


Proposed Subdivision Layout

**Figure 12 – Option 1 – Subdivide 7 x R2 lots**

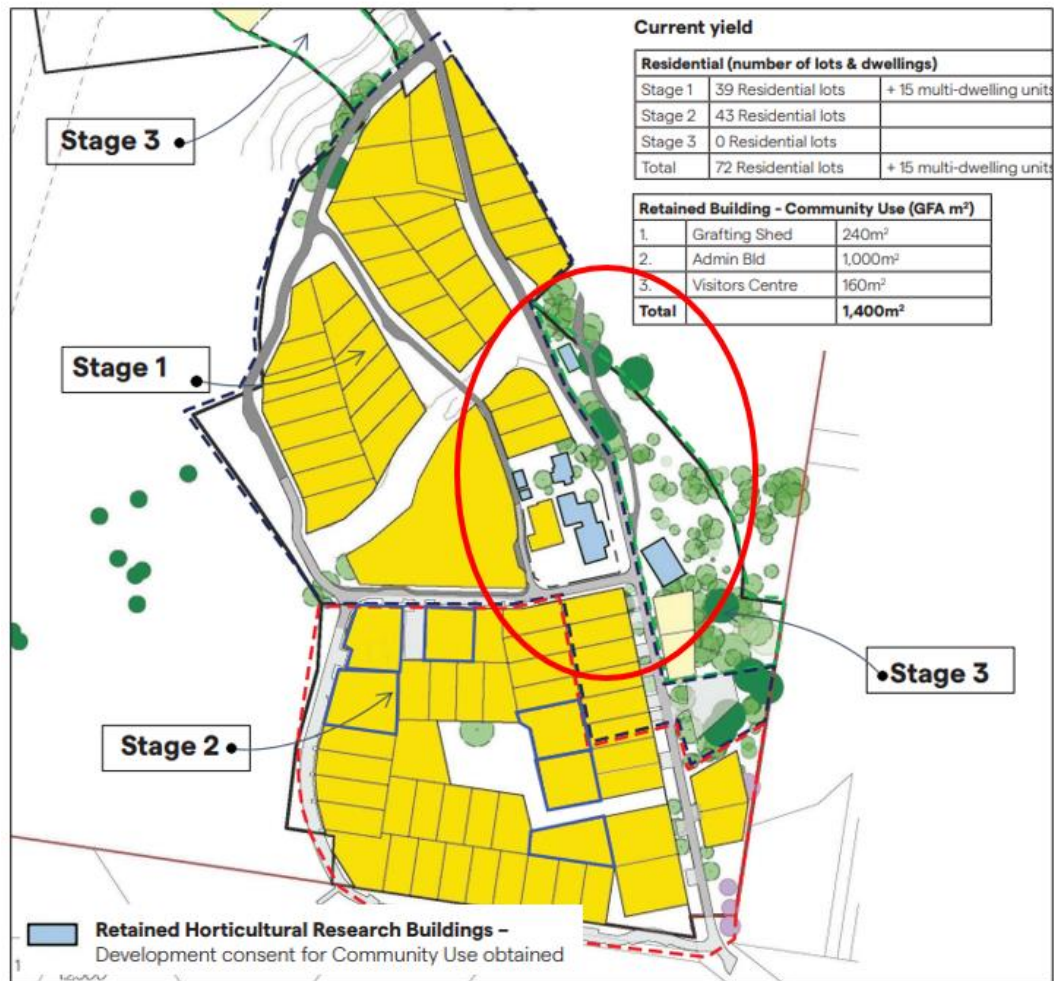


Existing Subdivision Layout



Proposed Subdivision Layout

**Figure 13 – Option 2 – Subdivide 7 x R2 lots and construct 15 multi-dwellings on 4 X R2 lots**



**Figure 14 – Land to which additional uses will be permitted (see blue buildings)**

## Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to CCLEP 2022 which involves the following:

- Reduce the minimum lot size applying to the R2 - Low Density Residential land from 550m<sup>2</sup> to 450m<sup>2</sup>;
- Rezone the RE1 Public Recreation zoned land to C3 Environmental Management and apply a minimum lot size of 20ha (consistent with the adjoining C3 zoned land);
- Amend Schedule 1 to permit the following additional permitted uses on land zoned R2 Low Density Residential:
  - Attached dwellings;
  - Multi-dwelling housing (for an additional 15 multi-dwelling houses);
  - Restaurants or cafes, take-away food and drink premises, shop, markets and business premises (comprising a maximum GFA of 1,500m<sup>2</sup> including 200m<sup>2</sup> food and drink premises) on existing Lot 49 and 50 DP 270882.

The likely wording of the site specific provisions is provided in **Part 02** of this Planning Proposal.

An explanation of each Additional Permitted Use is provided below.

### ***Attached dwellings and multi-dwelling housing***

The site was previously zoned 2(a) residential under Gosford Planning Scheme Ordinance (**GSPO**). "Cluster housing" was defined as three or more dwellings on a single allotment of land and was previously permitted on the site under GSPO.

The site is now zoned R2 Low Density Residential under the CCLEP 2022. Cluster housing is no longer a specifically defined use, and the development would now be defined as *Multi Dwelling Housing*. Multi dwelling housing is not permitted in the R2 Low Density Residential zone under CCLEP 2022. The previously approved cluster housing development has the benefit of 'existing use rights.'

The definition for multi dwelling housing (as per CCLEP 2022) is:

***multi dwelling housing*** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

It is proposed to permit multi-dwelling housing as an additional permitted use in the R2 zone. Council supports the permissibility of up to 15 additional multi-dwelling houses on the R2 zoned land as it is consistent with the former zone and existing cluster housing development on the site (approved under past DAs), consistent with the character of the site and will provide diverse and affordable housing options for future residents in close proximity to employment, public transport, local services and amenities.

As per the Department's recommendation, it is also proposed to permit *attached dwellings* as an additional permitted use on the site. An attached dwelling means a building containing 3 or more dwellings, where:

- a) each dwelling is attached to another dwelling by a common wall, and*
- b) each of the dwellings is on its own lot of land, and*



c) none of the dwellings is located above any part of another dwelling.

### **Non-residential land uses**

The proposal seeks to permit the following non-residential land uses on the R2 zoned land:

- restaurants or cafes,
- take-away food and drink premises
- shop
- markets
- business premises

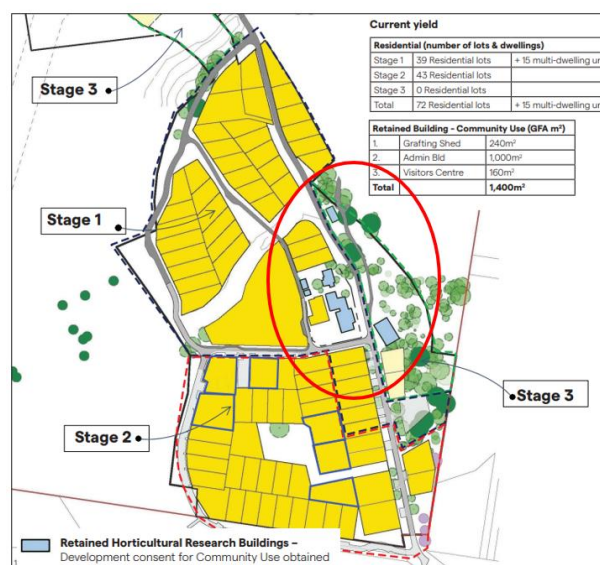
It is proposed to introduce a maximum gross floor area cap of 1,500sqm for these uses.

The site contains a number of existing buildings located in the centre of the site, previously associated with the Gosford Horticultural Institute. It is proposed that development for the purposes of restaurants or cafes, take-away food and drink premises, shops, markets and business premises have a maximum GFA of 1,500m<sup>2</sup> and be located within the existing buildings contained within the site (see Figure 14 and 15 below) on existing Lot 49 and 50 DP 270882. Food and drink premises will have a maximum GFA of 200m<sup>2</sup>. The former grafting shed/administration block and curtilage are listed as local heritage items in CCLEP 2022. This is discussed further in **Section 8**.

The proposed uses will be modest in physical scale and targeted towards sustainable community living. The primary purpose is to provide some level of employment on-site for village residents and amenity and convenience both for the residents and visitors. Commercial uses may include:

- Small convenience store/neighbourhood shop;
- Café/restaurant;
- Food co-op store;
- Retail premises to sell crafts produced on site.

These land uses will be subject to a future change of use / fit-out DA.



**Figure 15 – Location of proposed non-residential additional permitted uses**



The following table describes the proposed amendments:

Table 1: Explanation of Map and Instrument Amendments

Existing Provision	Proposed Amendment
Schedule 1 – Additional Permitted Uses	<p>Permit the following land uses on Lots 1-35 and 40-49 DP270882, Part Lot 50 in DP270882 and SP103399:</p> <ul style="list-style-type: none"> <li>a) <i>Attached dwellings</i></li> <li>b) <i>Multi dwellings (maximum of 15)</i></li> </ul> <p>Permit the following land uses on land currently identified as Lot 49 DP270882 and Lot 50 DP270882, subject to a maximum GFA of 1,500m<sup>2</sup> including 200m<sup>2</sup> of food and drink premises:</p> <ul style="list-style-type: none"> <li>c) <i>Restaurants or cafes</i></li> <li>d) <i>Take away food and drink premises</i></li> <li>e) <i>Shop</i></li> <li>f) <i>Markets</i></li> <li>g) <i>Business premises</i></li> </ul>
Additional Permitted Uses Map	Map the R2 zoned portion of the site as an APU.
Land Zoning Map	Rezone RE1 Public Recreation Land to C3 Environmental Management (Lot 38 DP 270882)
Lot Size Map	<p>Reduce the minimum lot size map applying to the R2 - Low Density Residential land from 550m<sup>2</sup> to 450m<sup>2</sup>.</p> <p>Apply a minimum lot size of 20ha to the C3 zoned land.</p>

Amendments to Chapter 5.8 Narara, Gosford Horticultural Institute of CCDP 2022 are also required. A draft site-specific development control plan (draft DCP) has been prepared and provided at **Appendix I**.

The draft-site specific DCP provides detailed controls and guidance to support the redevelopment of the site for low to medium density housing and small scale retail/business uses. The draft DCP contains detailed development objectives and controls for the site to ensure future development achieves the desired future outcome for the site, as identified in this Planning Proposal.

## Part 3 Justification

### Section A – Need for the Planning Proposal

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

The Planning Proposal is not the result of a specific strategic study or report. Notwithstanding this, it is consistent with the relevant regional plan and local strategic studies.

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

The Planning Proposal is the best means of achieving the objectives/intended outcomes as it is the only way to amend the zoning of land, minimum lot size and permit additional permitted uses on the site.

### 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)?**

#### Central Coast Regional Plan (2041)

The Central Coast Regional Plan 2041 (CCRP) applies to the Central Coast Local Government Area (LGA). The CCRP sets out a number of actions. A detailed assessment of the proposal against CCRP 2041 is provided in *Part 01 Assessment and Endorsement* of this report. The assessment demonstrates that the Planning Proposal is generally consistent with the relevant actions and directions identified in the CCRP 2041.

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

#### Central Coast Community Strategic Plan – One Central Coast

The *Central Coast Community Strategic Plan* (CSP) outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and into the future. An assessment of the proposal against the CSP is provided in *Part 01 Assessment and Endorsement* of this report.

#### Local Strategic Planning Statement

The interim *Central Coast Local Strategic Planning Statement* (LSPS) sets a clear vision for the future and a proactive framework for delivering a growing and sustainable region with a strong network of Centres and thriving and connected communities. The LSPS is Council's guide to how the Central Coast will respond to future population growth challenges in a manner that considers our existing residents. An assessment of the proposal against the LSPS is provided in *Part 01 Assessment and Endorsement* of this report.

## Central Coast Affordable and Alternative Housing Strategy

The *Central Coast Affordable and Alternative Housing Strategy* (AAHS, 2020) seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA. It aims to build a vision for a 'fair and inclusive region, where everyone has access to affordable and sustainable housing.' An assessment of the proposal against the Strategy is provided in *Part 01 Assessment and Endorsement* of this report.

## Biodiversity Strategy

The *Biodiversity Strategy* (2020) provides a framework and guide for the management of biodiversity on the Central Coast that is consistent with regional, state and national strategies, plans and policies. An assessment of the proposal against the Biodiversity Strategy is provided in *Part 01 Assessment and Endorsement* of this report.

### 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). The full assessment is contained within the supporting documentation of this proposal (see *01 Assessment and Endorsement*).

SEPP	Applicable	Consistent
<b>State Environmental Planning Policy (Biodiversity and Conservation) 2021.</b>		
<b>Chapter 2 – Vegetation in Non-Rural Areas</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 3 – Koala habitat protection 2020</b>	N/A	N/A
<b>Chapter 4 – Koala Habitat Protection 2021</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 5 – River Murray lands</b>	N/A	N/A
<b>Chapter 6 – Bushland in Urban Areas</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 7 – Canal Estate Development</b>	N/A	N/A
<b>Chapter 8 – Sydney drinking water catchment</b>	N/A	N/A
<b>Chapter 9 – Hawkesbury – Nepean River</b>	N/A	N/A
<b>Chapter 10 – Sydney Harbour Catchment</b>	N/A	N/A
<b>Chapter 11 – Georges Rivers Catchment</b>	N/A	N/A
<b>Chapter 12 – Willandra Lakes Region World Heritage Property</b>	N/A	N/A
<b>SEPP (Design and Place ) 2021 (DRAFT)</b>		
TBA	N	Consistent with the provisions of this SEPP.
<b>State Environmental Planning Policy (Housing) 2021</b>		
<b>Chapter 2 – Affordable Housing</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 3 – Diverse Housing</b>	Y	Consistent with the provisions of this SEPP.

SEPP	Applicable	Consistent
Part 1: Secondary Dwellings	N/A	N/A
Part 2: Group Homes	N/A	N/A
Part 3: Co-living Housing	N/A	N/A
Part 4: Built-to-rent Housing	N/A	N/A
Part 5: Seniors Housing	N/A	N/A
Part 6: Short-term Rental Accommodation	N/A	N/A
Part 7: Conversion of Certain Serviced Apartments	N/A	N/A
Part 8: Manufactured Home Estates	N/A	N/A
Part 9: Caravan Parks	N/A	N/A
<b>State Environmental Planning Policy (Industry and Employment) 2021.</b>		
<b>Chapter 3 – Advertising and Signage</b>	N/A	N/A
<b>State Environmental Planning Policy (Planning Systems) 2021</b>		
<b>Chapter 2 – State and Regional Development</b>	N/A	N/A
<b>Chapter 3 – Aboriginal Land</b>	N/A	N/A
<b>State Environmental Planning Policy (Precincts—Regional) 2021</b>		
<b>Chapter 5 – Gosford City Centre</b>	N/A	N/A
<b>State Environmental Planning Policy (Primary Production) 2021.</b>		
<b>Chapter 2 - Primary Production and Rural Development</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 3 - Central Coast Plateau Areas</b>	Y	Consistent with the provisions of this SEPP.
<b>State Environmental Planning Policy (Resilience and Hazards) 2021.</b>		
<b>Chapter 2 - Coastal Management</b>	N/A	N/A
<b>Chapter 3 – Hazardous and Offensive Development</b>	N/A	N/A
<b>Chapter 4 - Remediation of Land</b>	Y	Consistent with the provisions of this SEPP.
<b>State Environmental Planning Policy (Resources and Energy) 2021.</b>		
<b>Chapter 2 – Mining, Petroleum Production and Extractive Industries</b>	N/A	N/A
<b>Chapter 3 – Extractive Industries in Sydney Area</b>	N/A	N/A
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>		
<b>Chapter 2 – Infrastructure</b>	Y	Consistent with the provisions of this SEPP.
<b>Chapter 3 – Educational Establishments and Childcare Facilities</b>	N/A	N/A

The proposal is considered to be generally consistent with the applicable SEPPs. Please refer to *Part 01 Assessment and Endorsement* for full assessment.

## 6. *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.

Table 2: S.9.1 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
<b>Planning Systems</b>			
1.1	Implementation of Regional Plans	Y	Y
1.2	Development of Aboriginal Land Council Land	N/A	N/A
1.3	Approval and Referral Requirements	Y	Y
1.4	Site Specific Provisions	Y	Y
1.5	Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	N/A
1.10	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	N/A	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	N/A	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	N/A	N/A
1.14	Implementation of Greater Macarthur 2040	N/A	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	N/A	N/A
1.16	North West Rail Link Corridor Strategy	N/A	N/A
1.17	Implementation of Bayside West Place Strategy	N/A	N/A
<b>Design &amp; Place</b>			



No.	Direction	Applicable	Consistent
2.1	Not active yet	N	N/A
<b>Biodiversity &amp; Conservation</b>			
3.1	Conservation Zones	Y	Y
3.2	Heritage Conservation	Y	Y
3.3	Sydney Drinking Water Catchments	N/A	N/A
3.4	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A
3.5	Recreational Vehicle Areas	N/A	N/A
<b>Resilience &amp; Hazards</b>			
4.1	Flooding	Y	Y
4.2	Coastal Management	N/A	N/A
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/A	N/A
<b>Transport &amp; Infrastructure</b>			
5.1	Integrating Land Use & Transport	Y	Y
5.2	Reserving Land for Public Purposes	N/A	N/A
5.3	Development Near Regulated Airports and Defence Airfields	N/A	N/A
5.4	Shooting Ranges	N/A	N/A
<b>Housing</b>			
6.1	Residential Zones	Y	Y
6.2	Caravan Parks and Manufactured Home Estates	N/A	N/A
<b>Industry &amp; Employment</b>			
7.1	Business & Industrial Zones	N/A	N/A
7.2	Reduction in non-hosted short-term rental accommodation period	N/A	N/A

No.	Direction	Applicable	Consistent
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A
<b>Resources &amp; Energy</b>			
8.1	Mining, Petroleum Production and Extractive Industries	N/A	N/A
<b>Primary Production</b>			
9.1	Rural Zones	N/A	N/A
9.2	Rural Lands	N/A	N/A
9.3	Oyster Aquaculture	N/A	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A

## **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 proposed Additional Permitted Uses are to be located within the R2 Low Density Residential zone and confined to the existing buildings on the site so that habitat, threatened species, populations and ecological communities will not be impacted. Any development applications for uses within an existing vegetated area can be assessed at that time and environmental management conditions linked to the specific activity to ensure environmental values are not adversely affected.

### **8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

#### **Ecology**

The bushland on the site is largely zoned C2 Environmental Conservation and C3 Environmental Management. This Planning Proposal does not seek to make any changes to the C2 and C3 zoned bushland areas of the site and seeks to preserve and protect high quality bushland on the site. The remaining areas of the site containing native vegetation are proposed to be retained and managed for conservation purposes. Council's Ecologist has reviewed the proposal and raises no objection.

#### **Bushfire**

The site is identified as containing bushfire prone vegetation (Category 1, Category 2 and Category 3 Bushfire Prone Vegetation). The site is zoned R2 Low Density Residential and has DA approval for a Stage 1 and Stage 2 residential subdivision. Asset Protection Zones are required and have been taken into consideration in the design of the indicative masterplan including the lot configuration. Future development at the site would be capable of being bushfire safe through the establishment of the Asset Protection Zones and implementation of the Bushfire Attack Level (BAL) ratings for future building siting and design.

Subdivision of land that could lawfully be used for residential purposes is Integrated Development as defined by Section 4.46 of the Act and requires the consent of the Commissioner of the NSW Rural Fire Service, under Section 100B of the *Rural Fires Act 1997*. More detailed bushfire assessment to accurately prescribe setbacks, roads and landscaping is required for future development applications. The Planning Proposal will be referred to the NSW Rural Fire Service for comment.

A Strategic Bushfire Study has been prepared and submitted at **Appendix J**. The Study found that bushfire can potentially affect the site from the vegetation located within the C2 conservation zoned land to the west, Strickland State Forest to the north and west and forest within Grahame Recreation Reserve beyond the adjoining residential properties to the north-east resulting in possible ember and radiant heat attack.

The bushfire risk posed to the Planning Proposal is mitigated by the bushfire protection measures (including APZs) that have been put in place under previous development applications for Stage 1 and Stage 2.

The assessment has concluded that the Planning Proposal will comply with the strategic planning principles of PBP and the proposed minor changes to residential density and zoning can comply with PBP.

An increase in yield from 150 to 167 dwellings will not significantly impact on the emergency evacuation capability of the site with the main central evacuation route located in a low-risk portion of the site and over 67m from the bushfire hazard, therefore providing safe egress opportunities

### **Natural Resources**

Narara Creek runs across the site from the north-west to the south-east. Setbacks are required for the Core Riparian Zone and any Vegetated Buffers. The proposed riparian zone widths in accordance with the Guidelines for Controlled Activities under the *Water Management Act (2000)* are as follows:

- First order classification = 10m setback;
- Second order classification = 20m setback;
- Third order classification = 20m - 40m setback;
- Vegetated Buffer = 10m setback from Core Riparian Zone.

Narara Creek is a fourth order stream which requires a 40m setback. Several first order streams also traverse the site and require a 10m setback. Future development will be required to comply with the setback requirements.

### **Indigenous and Non-Indigenous Cultural Heritage Items**

#### **Indigenous Heritage**

An Aboriginal archaeological and cultural heritage assessment was commissioned by the NSW Department of Commerce (on behalf of NSW Department of Primary Industries) for the proposed rezoning of the Gosford Horticultural Research Station in May 2006.

Darkinjung Local Aboriginal Land Council (2014) completed a site inspection of the Narara Ecovillage property as part of the assessment for the Stage 1 development application. It was found that the area proposed for development had low potential for the presence of Aboriginal cultural heritage but that the undeveloped part of the broader property has high potential for the presence of further sites.

(Artefact Heritage 2016) and contains two aboriginal sites in the proposed COSS land. Both are registered with the Aboriginal Heritage Information Management System (AHIMS).

This Planning Proposal is contained to the land zoned R2 Low Density Residential. In light of the conclusions of the AA&HCA Report, no further archaeological investigations of the site have been undertaken. Information included on the AHIMS register and management recommendations for heritage sites is provided in the Bushland Management Plan at Appendix K.

#### Non-Indigenous Cultural Heritage

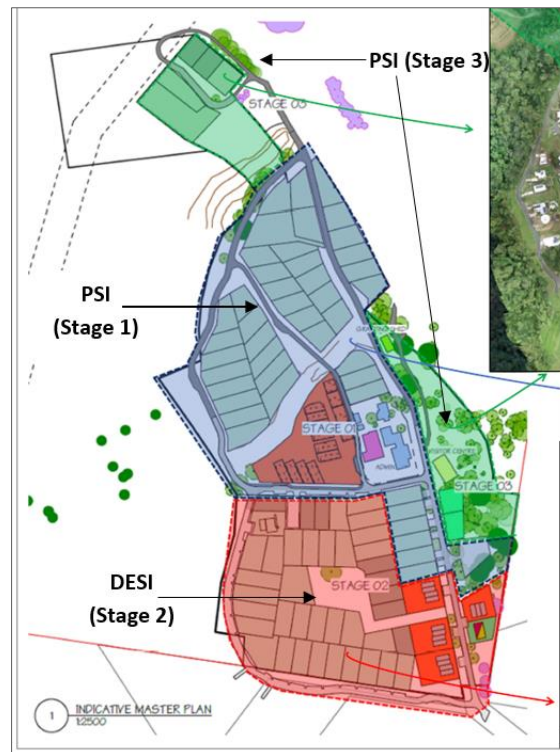
The site contains several heritage items of local significance. A Heritage Impact Assessment prepared by Betteridge Heritage (November 2020) has been submitted at **Appendix E**. The assessment considers the impacts of the additional development resulting from the Planning Proposal. The assessment concludes:

- All listed heritage items will be retained in their cultural landscape settings, with new development carried out in accordance with the existing controls for R2 Residential land.
- The proposal for some smaller lots for single dwellings under the Planning Proposal are still relatively generous in size at 450m<sup>2</sup> and are mostly arranged around the access road to the centre of Stage 2.
- The proposed multi-dwelling lots and shop-top housing lots near the NEV entrance under the Planning Proposal will create a higher density character in the vicinity of two landscape heritage items which will need to be mitigated by setbacks and additional landscaping.
- The proposed multi-dwelling housing in the Stage 1 area under the Planning Proposal will result in a greater density in that area which will need to be mitigated by setbacks, design and landscaping.

Future development on the site will consider the mitigative measures recommended in the Heritage Impact Assessment. It is proposed to repurpose Item I162 'Former Grafting Shed/ Administration Block' for some small scale commercial uses. The Grafting Shed / Administration Office building have architectural merit at a local level derived from their design, construction, materials, detailing and surviving original fabric. Council's Heritage Officer has inspected the site and heritage items and supports the proposal to repurpose these existing buildings. The Planning Proposal will also be referred to Heritage NSW for comment.

#### **Contaminated Land and Acid Sulfate Soils**

The site was used as part of the former Gosford Horticultural Institute throughout the majority of the 1990's. The horticultural institute contained several greenhouses, laboratories, office and administration buildings, and fuel and chemical storage areas. Various contamination assessments have been undertaken for each stage of the long term masterplan for the eco-village. This Planning Proposal relates to land within Stage 1, Stage 2 and Stage 3 (see Figure 17).



**Figure 17 – Proposed stages of the master plan and contamination assessments**

The findings of the previous Contamination Assessments have been reviewed by Council's Environmental Health Officer. A summary of the findings is provided below.

### **Stage 1**

Development consent has been granted for residential subdivision within the Stage 1 area and housing construction is substantially complete. This proposal seeks to permit use of the existing administration buildings (located in the Stage 1 area) for commercial purposes.

### **Stage 2**

Development consent has also been granted for residential subdivision and cluster housing in the Stage 2 area of the site. This proposal seeks to reduce the minimum lot size and permit multi dwellings in the Stage 2 area.

A Detailed Environmental Site Investigation (DESI) was prepared by Benviron Group, dated November 2019 for the Stage 2 area. The DESI complied with the minimum requirements of the NSW EPAs Guidelines and all potential contaminants of concern met the appropriate NEPM values. The storage of dangerous and hazardous goods was not identified at the site and the past land use was rural residential (agriculture).

The site audit statement and site audit report (ECMD21349216) applied to the adjoining land, which is also within the footprint of the former Gosford Horticultural Institute, however, was used for the storage of hazardous and dangerous goods.

The proposal was reviewed by Council's Environmental Health Officer and no objections were raised. The site was deemed not to be contaminated and considered suitable for the proposed use.

### **Stage 3**

A Preliminary Contamination Assessment prepared by Coffey Environments Australia Pty Ltd (dated 13 May 2016) assessed the areas outside of Stage 1.

The report identifies some areas of environmental concern (AEC), however most are expected to be low risk for contamination, except for some asbestos materials and lead paint from the existing buildings. These can be addressed through a HAZMAT survey and appropriate demolition.

The report suggests further detailed assessment be undertaken for the AEC within the proposed Stage 3 area including, but not limited to:

- Surface soil sampling across the orchards and greenhouse areas;
- Soil sampling around fuel storage areas, workshops, septic tanks and fill under access roads;
- Surface water and/or sediment sampling in the dam and Narara Creek; and
- Further assessment (including sampling) of the asbestos in the dumped rubbish area.

Based on the previous investigations undertaken on the areas for the already approved Stages 1 & 2 of the development, Council's Environmental Health Officer recommends a Phase 2 Contamination Assessment be carried out during the demolition or CC stage of the proposed Stage 3 development. Any remediation or management of contaminated areas, if identified during the Phase 2 assessment, could also be conditioned to be complied with.

### ***Flooding and Drainage***

The northern and eastern portion of the site is located on land designated as Flood Planning Precinct 1 – Probable Maximum Flood and Precinct 2 – Flood Planning Areas. The majority of the R2 zoned land to which this proposal applies is not flood prone. Council's Flooding Engineer has reviewed the proposal and raised no concern.

The Planning Proposal will be referred to Department of Planning and Environment – Biodiversity and Conservation Division for comment.

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

### ***Social Issues***

The RE1 Public Recreation land will be rezoned to C3 Environmental Management and returned to NEV. The RE1 zoned land is flood prone, located towards the centre of the site and not easily accessible by the public. Given the constraints of the land, it is not considered suitable for Open Space. Whilst the proposal will result in the rezoning of RE1 public open space, the RE1 zoned land is still under private ownership and is not considered suitable due to site constraints such as flooding, topography and location. Residents of the eco-village and surrounding neighbourhood have access to an abundance of open space in the form of State forest, national parks, conservation reserves and local parks. The proposal will enable the delivery of a range of housing types which will provide greater housing choice and affordability to support varying household types and community needs.

The small scale commercial activities will ensure a range of employment opportunities and services are available within the eco-village to support the village economy and the broader community. The integration of some non-residential land uses within a predominantly residential community will



contribute to the creation of a well-connected and attractive lifestyle where residents can work and play within an integrated community.

### *Economic Impacts*

An Economic Impact Assessment (EIA) has been prepared by Dimasi & Co and submitted at **Appendix C**. The EIA anticipated approximately 100-150 jobs will be created on site from the proposed retail and commercial floorspace.

The development and construction of the NEV will also deliver significant broader economic benefits for the Central Coast region, not least an estimated 2,400+ job years from its construction.

The proposed commercial and retail activities are modest in scale and will provide essential services for the NEV community. The floorspace will be capped at 1,500m<sup>2</sup> and unlikely to compete with existing local centres.

## **Section D – State and Commonwealth Interests**

### **9. *Is there adequate public infrastructure for the planning proposal?***

#### *Traffic*

A Traffic and Parking Assessment has been prepared by Transport & Urban Planning (**Appendix D**) to assess the impacts of the indicative concept plan (**Appendix A**) and long term master plan for the site.

The projected AM and PM peak hour traffic generation levels for the 1,500sqm commercial floor area and additional 15 multi dwellings, and/or up to 7 additional lots at the smaller 450sqm lot size, will result in an additional 19 trips during the AM peak and 35 trips during the PM peak.

The proposed commercial activities (1,500sqm including 200sqm of food and drink premises) is primarily intended to be ancillary to and supportive of the eco-village. An additional 20 business hour trips can be expected for servicing, delivery and some external trips. Service and delivery related trips are most likely to occur 9am to 3pm and not in peak hours.

The existing traffic conditions on the road network adjacent the site are good. Post-development, the operation of Research Road will remain at a favourable level of Service A. No additional traffic management facilities are required as a result of the proposal.

Council's Traffic Engineer has reviewed the assessment and confirmed the likely additional traffic impacts from the proposal is minimal.

#### *Water and Sewer*

A Utility Services Report has been prepared by Henry & Hymas (dated November 2020) and provided at **Appendix F**. The assessment confirms there is sufficient serviceability of water, recycled water and sewer infrastructure to meet the additional loads from the future development of the ecovillage should the changes to the planning controls be approved. According to the modelling which has taken into account the future potable water demands and sewer loads from the proposed case scenario, no additional sewer, water or recycled water services are required.

The modelling took into account the future potable water demands and sewer loads – there is capacity in the network to meet the additional sewer, water or recycled water services required. In December

2020, NEV dismantled the private wastewater treatment plant and completed a connection to Council sewer via a rising main.

Drinking water to date has been supplied by an existing Council supply on an interim basis and a permanent supply will be constructed during the second phase of the development. It is anticipated that non-potable water will be supplied through the recycled water network from the Narara dam at a time when the on-site population has grown sufficiently to justify the capital cost of a treatment plant. In the meantime, NEV is using potable water in the recycled water network and water for garden is augmented with individual rainwater.

### **Electricity and Gas**

NEV Power Pty Ltd is the energy retail supplier and electrical network operator for Narara Ecovillage. An underground low voltage network utilising an 11kV supply from Ausgrid is currently servicing the site (NEV Power). This existing 1 MVA connection has adequate capacity to supply development based on a demand calculated for up to 167 new residential dwellings on 97 residential lots, with proposed retail/business premises and ancillary infrastructure.

### **Communication**

NBN Co. have confirmed capacity to cater for up to 120 lots within Narara Ecovillage which currently only caters for Stage 1 and part of Stage 2. The assessment received confirmation from NEV Power that it plans to extend its communications network to cater for communications connections. It is noted that some dwellings may choose not to be connected to the NBN and electricity networks.

As the provision of services utilities has been assessed as having sufficient capacity and acceptable environmental impacts, future development outcomes as a result of this Planning Proposal can be suitably serviced.

#### **10. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?***

The following agencies were consulted during the gateway assessment. A summary of their comments is provided below:

- Biodiversity and Conservation Division
- Transport for NSW
- NSW Rural Fire Services
- Darkinjung Local Aboriginal Land Services.

- **Transport for New South Wales**

*Comment: TfNSW has reviewed the information provided and raises no objection to or requirements for the planning proposal as it is considered there will be no significant impact on the nearby classified (State) road network*

Response: Noted.

- **NSW Rural Fire Service**

*Comment: The proposal appears to be generally consistent with the standards established by Planning for Bush Fire Protection 2019, however should demonstrate compliance with the applicable sections of Planning for Bush Fire Protection 2019. The applicable sections include Chapter 5 (Residential and Rural Residential Subdivisions), s8.2.1 (Increased Residential Density) and s8.3.1 (Buildings of Class 5 to 8 under the NCC). Furthermore, the suitability of the existing access roads to facilitate evacuation should be considered, in light of the proposed increased density of the area.*

Response: The Strategic Bushfire Study has been updated to address the above requirements.

- **Darkinjung Local Aboriginal Land Council**

*Comment: The Proposal states that fifty-two (52) registered Aboriginal archaeological sites were found to occur [in the area] and that none of these sites are located within or adjacent to the land the subject of the Proposal. However, there is a registered Aboriginal art site (AHIMS Site ID 45-3-4444) located within approximately 115m of Syncarpia Cr, on the western boundary of the development site.*

*Whilst the anticipated population density increase resulting from the Proposal will be modest, the Proposal should have nonetheless accounted for the increased risk of exposure of AHIMS Site ID 45-3-4444 to the general public.*

*Darkinjung recommends that, as a part of any future development applications for the land the subject of the Proposal:*

- *due diligence be undertaken to assess the potential impact of proposed development on AHIMS Site ID 45-3-4444. This due diligence will assist the relevant Consent Authority to determine what measure/s should be adopted to ensure the protection and preservation of this registered Aboriginal cultural heritage site. Appropriate risk mitigation might include preparation of an Aboriginal Cultural Heritage Management Plan and/or erection of fencing/signage.*
- *The Applicant/s ensure that AHIMS Site ID 45-3-4444 is not exposed to increased risk of harm due to development occurring on land the subject of the Proposal.*
- *The site card for AHIMS Site ID 45-3-4444 is updated during the development process*

Response: As per Chapter 3.6 – Heritage Conservation of Central Coast DCP 2022, any known Aboriginal sites, places and relics are identified in the Aboriginal Heritage Information Management System (AHIMS) Register and all Aboriginal sites, places and relics are protected under the National Parks and Wildlife Act 1974. The Bushland Management Plan at Appendix K identifies AHIMS Site ID 45-3-4444 and includes management recommendations.

- **Biodiversity Conservation Division**

Comment: *Biodiversity and Conservation Division (BCD) have reviewed the scoping proposal with regard to biodiversity, flooding and flood risk and have no objection or comments for the proposal.*

Response: Noted.

As per the Gateway determination, the following agencies will also be consulted on the planning proposal post gateway determination and given 28 days to comment:

## Part 4 Mapping

Table 4: Existing and Proposed Provisions

Map	Map Title
A.	Locality Plan
<b>Existing Provisions</b>	
B.	Heritage Map
C.	Land Zoning Map
D.	Lot Size Map
E.	Urban Release Area Map
F.	Height of Buildings Map
<b>Proposed Provisions</b>	
A.	Land Zoning Map
B.	Lot Size Map
C.	Additional Permitted Uses Map

## 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:

- Office;
- Library and
- Council's website: <https://www.yourvoiceourcoast.com/>

Additionally, notification of the exhibition of the proposal will be provided to adjoining landholders prior to its commencement.



## Part 6 Project Timeline

Table 5: Key Project Timeframes

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	1 month	January 2023	August 2023
Anticipated timeframe for the completion of required technical information	2 months	August 2023	September 2023
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	28 days	August 2023	October/November 2023
Commencement and completion dates for public exhibition	28 days	October 2023	November 2023
Timeframe for consideration of submissions	1 month	November 2023	December 2023
Timeframe for consideration of a proposal post exhibition	1 month	January 2024	March 2024
Date of submission to the Department to finalise LEP	1 month	April 2024 2023	April 2024
Anticipated date RPA will make the plan (if delegated)	14 days	May 2024	June 2024
Anticipated date RPA will forward to the Department for notification	7 days	May 2024	June 2024

## Supporting Documentation

Table 6: Supporting Documentation to the Planning Proposal

No.	Document
<b>01 Assessment and Endorsement</b>	
A.	Council Report and Minutes – 13 December 2022
B.	Central Coast Regional Plan 2041 Assessment
C.	State Environmental Planning Policy Assessment
D.	Section 9.1 Ministerial Direction Assessment
E.	Central Coast Affordable and Alternative Housing Strategy
F.	Central Coast Community Strategic Plan
G.	Biodiversity Strategy
<b>02 Land Use Provisions</b>	
A.	Land Use Tables
B.	Draft Voluntary Planning Agreement & Explanatory Note
C.	Draft CCDCP 2022
<b>03 Agency Responses</b>	
A.	<i>To be completed post-exhibition.</i>
B.	<i>To be completed post-exhibition.</i>
C.	<i>To be completed post-exhibition.</i>
D.	<i>To be completed post-exhibition.</i>
E.	<i>To be completed post-exhibition.</i>
F.	<i>To be completed post-exhibition.</i>
<b>04 Mapping</b>	
A.	Locality Plan
<b>Existing Provisions</b>	
B.	Heritage Map
C.	Land Zoning Map

No.	Document
D.	Lot Size Map
E.	Urban Release Area Map
F.	Height of Buildings Map
<b>Proposed Provisions</b>	
H.	Additional Permitted Uses Map
I.	Land Zoning Map
J.	Lot Size Map
<b>05 Supporting Studies</b>	
A	Concept Plan
B	Site Photos
C	Economic Impact Assessment (March 2022) and Addendum (October 2022) - Dimasi & Co
D	Traffic Impact Assessment (November 2020) and Addendum (October 2022) – Transport and Urban Planning Pty Ltd
E	Heritage Impact Assessment - Betteridge Heritage – November 2020
F	Utility Services Report (March 2022) – Henry & Hymas
G	Water Cycle Management Plan (December 2019) and Addendum (January 2023) - Henry & Hymas
H	Strategic Bushfire Study
I	Site specific DCP
J	Deed of Amendment
K	Bushland Management Plan

# 01

## **Assessment & Endorsement**

## **Council Report and Minutes**

## Central Coast Regional Plan 2041 Assessment

Direction	Applicable	Assessment/Comment
<b>Objective 1:</b> A prosperous Central Coast with more jobs close to home	Yes	The proposal will deliver additional housing in a locality with good access to employment opportunities both on-site and in nearby Gosford City Centre. The proposal also includes a small portion of retail/business premises which will provide employment on-site for village residents.
<b>Strategy 1.1</b> Following completion of the Hunter-Central Coast REZ, local strategic planning should consider: <ul style="list-style-type: none"> <li>opportunities to leverage new employment in energy intensive industries that benefit from proximity to the energy infrastructure within the renewable energy zone</li> <li>the proximity of sensitive land uses and ensure they do not encroach upon these areas.</li> </ul>	N/A	The site is not in proximity to a renewable energy zone.
<b>Strategy 1.2</b> Planning proposals for new employment lands will demonstrate they: <ul style="list-style-type: none"> <li>are located in areas which will not result in land use conflict</li> <li>can be adequately serviced and any biodiversity impacts are manageable</li> <li>respond to the employment land needs identified for that local government area.</li> </ul>	Yes	The proposal is not for new employment lands however it does seek to permit a small amount of small scale retail/business uses. The proposed commercial activities are located entirely on the R2 zoned land to minimise conflicts with adjoining environmental land. The proposed commercial activities are compatible with the other land uses on site and unlikely to result in land use conflict.
<b>Strategy 1.3</b> Local strategic planning should consider: <ul style="list-style-type: none"> <li>how existing employment land areas, including those that provide urban services, will be retained unless opportunities for urban renewal arise through the relocation of industry</li> <li>if there is sufficient supply of vacant, serviced employment land providing capacity for a range of different sized employment enterprises</li> </ul>	N/A	The proposal seeks to permit a small amount of non-residential floorspace on land zoned predominantly for residential purposes. The objective of the additional uses (restaurants or cafes', 'take-away food and drink premises', 'shop', 'markets' and 'business premises') is to provide some form of employment for residents on site without impacting the supply of land for employment purposes elsewhere in the LGA.



Direction	Applicable	Assessment/Comment
<ul style="list-style-type: none"> <li>the employment land needs for the local government area and identify flexible planning and development control frameworks to support their growth</li> <li>opportunities to facilitate growth in logistics, circular economy, new economic enterprises and industries and their supply chains</li> <li>the suitability of transport interchanges and bypasses for employment lands in consultation with Transport for NSW</li> <li>lands around the interchanges of the M1 Pacific Motorway should be used for employment activities that benefit from easy access to key markets such as manufacturing, logistics and warehousing</li> <li>lands around the interchanges of the M1 Pacific Motorway should be used for employment activities that benefit from easy access to key markets such as manufacturing, logistics and warehousing</li> <li>the proximity of sensitive land uses and ensure they do not encroach upon these interchanges.</li> </ul>		
<p><b>Strategy 1.4</b> Local strategic planning should consider:</p> <ul style="list-style-type: none"> <li>alignment with the NSW Waste and Sustainable Materials Strategy 2041 and the seven circular economy principles identified in this plan</li> <li>opportunities to support the circular flow of materials by enabling new remanufacturing, resource recovery, re-use and recycling facilities and the expansion of existing circular economy facilities</li> <li>the location of circular economy facilities and existing waste management centres, and ensure sensitive land uses do not encroach on these areas or limit their future expansion</li> <li>opportunities to promote circular economy outcomes through local policy guidance and development controls relating to building design,</li> </ul>	N/A	Noted. The proposal is not for a circular economy development however NEV do implement sustainable practices and seek to provide onsite, sustainable, regenerative and innovative green businesses and services.

Direction	Applicable	Assessment/Comment
materials, construction, and waste management.		
<b>Strategy 1.5</b> Planning proposals for power station sites identified as regionally significant growth areas will be supported by a place strategy which demonstrates how land use outcomes: <ul style="list-style-type: none"> <li>• maximise employment generation or will attract visitors to the region</li> <li>• make use of voids and/ or site infrastructure such as rail loops, hard stand areas, power, water and road access</li> <li>• supports the growth of adjoining industrial areas or settlement areas</li> <li>• enhance corridors within the landscape such as biodiversity corridors or disused infrastructure corridors</li> <li>• complement areas with special amenity value such as critical industry clusters, open space, villages and residential areas</li> <li>• have considered the existing and likely future uses of adjoining land and will avoid land use conflict</li> <li>• align with any specific guidance in the district planning priorities section of this plan.</li> </ul>	No	The proposal does not relate to a power station site.
<b>Objective 2:</b> Support the right of Aboriginal residents to economic self-determination	N/A	The proposal is not on land owned by the Darkinjung Local Aboriginal Land Council.
<b>Strategy 2.1</b> Local strategic planning will align with the Aboriginal land planning outcomes identified in any development delivery plan within the LGA to: <ul style="list-style-type: none"> <li>• account for local Aboriginal community interests and aspirations in strategic planning decision-making</li> <li>• further partnerships with the Aboriginal community and build the delivery capacity of Darkinjung LALC</li> <li>• maximise the flow of economic, social and cultural benefits generated by land ownership to Aboriginal residents</li> </ul>	N/A	The proposal is not on land owned by the Darkinjung Local Aboriginal Land Council.

Direction	Applicable	Assessment/Comment
<ul style="list-style-type: none"> <li>streamline assessment processes for Darkinjung LALC.</li> </ul>		
<b>Objective 3:</b> Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities	Yes	The proposal supports the concept of a 15-minute neighbourhood by supporting a mix of land uses (residential, commercial, retail) within close proximity to Wyoming and Lisarow Shopping Village and Narara Train Station. Existing and future residents can access most everyday needs within a 15 minute walk or cycle.
<b>Strategy 3.1</b> Local strategic planning will identify the location of urban core, general urban, inner suburban and general suburban contexts that apply to the LGA and consider strategies to achieve 15-minute neighbourhoods in the various urban and suburban areas.	Yes	The site is located in a relatively urban area. Most daily and weekly needs can be accessed by walking, cycling or public transport.
<b>Strategy 3.2</b> Planning proposals that propose a residential, local centre or commercial centre zone will not prohibit the following land uses within urban core, general urban, inner suburban and general suburban contexts: <ul style="list-style-type: none"> <li>business premises</li> <li>restaurants or cafes</li> <li>take-away food and drink premises</li> <li>neighbourhood shops and supermarkets</li> <li>educational establishments</li> <li>early education and care facilities</li> <li>health services facilities</li> <li>markets</li> <li>community facilities</li> <li>recreation areas.</li> </ul>	N/A	Noted. The proposal does not seek to prohibit any land uses that are not already prohibited under the Standard LEP instrument.
<b>Strategy 3.3</b> Planning proposals will incorporate: <ul style="list-style-type: none"> <li>a small neighbourhood centre if the proposed residential yield exceeds 1,500 dwellings or</li> <li>a large neighbourhood centre if the proposed residential yield exceeds 4,000 dwellings.</li> </ul> The neighbourhood centre will: <ul style="list-style-type: none"> <li>support a floor area informed by a local retail demand analysis</li> </ul>	N/A	The existing and proposed residential yield does not exceed 1,500 dwellings. A new neighbourhood centre is therefore not required.

Direction	Applicable	Assessment/Comment
<ul style="list-style-type: none"> <li>• have enough developable area to accommodate the uses over one level with at grade parking to reduce costs</li> <li>• be located to maximise its convenience for the vast majority of residents of which it serves</li> <li>• be located in a high profile location (i.e. main arterial road or precinct with strong pedestrian traffic)</li> <li>• be supported by a walkable catchment and pedestrian friendly environment.</li> </ul>		
<b>Strategy 3.4</b> Local strategic planning should consider developing local infrastructure and street design guidelines and controls to achieve safe, accessible and attractive streets for all modes of transportation, as well as trails, parks and public spaces that will encourage active living, community interaction and opportunities to integrate nature in neighbourhoods.	Yes	The proposal encourages active living and community integration by co-locating a mix of residential, commercial and community uses. The site is surrounded by nature which allows residents to move easily between urban and more natural spaces. A connection to nature is at the centre of the CCRP 2041. The proposal allows residents and visitors to connect with nature whilst maintaining the conservation role of the biodiversity network through the retention of the C2 and C3 zones.
<b>Strategy 3.5</b> Local strategic planning will propose goals and strategies to make a cooler region by greening urban areas, buildings, transport corridors and open spaces to enhance the urban forest.	Yes	A key objective of the eco village is to live sustainably by using resources efficiently, reducing greenhouse gas emissions, protecting biodiversity and maintaining water and air quality. No loss of native vegetation or environmental zoned land is proposed.
<b>Strategy 3.6</b> Local strategic planning should consider strategies to ensure 90% of houses are within a 10-minute walk of open space, recreation areas or waterways.	Yes	The site is surrounded by national park and environmentally zoned land. There are also several parks and playgrounds within a 10 minute walk of the site.
<b>Objective 4:</b> An interconnected Central Coast without car-dependent communities	Yes	The eco village have a Green Transport Plan which seeks to reduce levels of car ownership and car dependency. To reduce future commuter and shopper car dependency/usage, NEV are considering several community buses making regular return

Direction	Applicable	Assessment/Comment
		journeys to Narara and Gosford rail stations and shopping centre, health care and banking facilities. The site is also a short walk from schools, local shops, open space and community facilities.
<p><b>Strategy 4.1</b> Local strategic planning will consider aligning active transport strategies (within and across LGA boundaries) with future growth areas and local infrastructure contribution plans to ensure development supports movement through walking and cycling.</p> <p>Councils may consider minimum bicycle parking standards to reflect the aspirations of 15-minute neighbourhoods in the urban core, general urban, inner suburban and general suburban contexts.</p>	Yes	As discussed in the Traffic and Parking Report at <b>Appendix D</b> , opportunities to enhance pedestrian and bicycle facilities along Research Road will be explored at the DA stage. The NEV community also promote walking and cycling.
<p><b>Strategy 4.2</b> Local strategic planning will consider transport initiatives to complement increased diversity of land uses and housing typologies in neighbourhoods by:</p> <ul style="list-style-type: none"> <li>• rolling out low-speed zones supported by physical changes to the road environment</li> <li>• upgrading existing paths and streets, with more crossing opportunities, and better landscaping, shading and lighting</li> <li>• planting trees along streets and paths</li> <li>• re-allocating vehicle lanes to other public space within and around key destinations</li> <li>• prioritising pedestrian movements in and around key destinations, including at traffic signals</li> <li>• using low-cost and/or temporary infrastructure to trial or test local initiatives</li> <li>• streamlining processes for community or council led local walking, cycling and place making initiatives</li> <li>• using technology to improve places and movements.</li> </ul>	Yes	Due to the high probability of pedestrians, including children walking and riding on the internal road network, a 10km/h pedestrian share zone speed limit is proposed on all internal roads, supplemented with traffic calming devices. This will be addressed at the DA stage.

Direction	Applicable	Assessment/Comment
<b>Strategy 4.3</b> Local strategic planning will consider opportunities to: <ul style="list-style-type: none"> <li>connect existing coastal walkways and cycleways to enhance the user experience and link coastal towns and villages</li> <li>integrate walking and cycling networks into the design of new communities</li> <li>prioritise walking and cycling in areas around schools, health services, aged care facilities, sporting, cultural and recreational facilities</li> <li>explore ideas from the Streets as Shared Spaces program</li> </ul>	Yes	The site is located in close proximity to local shops, services and public transport. These services can be accessed by walking, cycling or driving.
<b>Strategy 4.4</b> Local strategic planning should consider maximum parking limits in neighbourhoods and centres well served by walking, cycling and public transport and consider opportunities for park and ride, carpooling, car sharing and other initiatives that can help to reduce car dependency.	Yes	Noted. Opportunities to reduce car dependency will be explored at the detailed DA stage.
<b>Strategy 4.5</b> Local strategic planning will spatially identify key activity destinations and key transit corridors and consider strategies to integrate land use and transport planning in collaboration with Transport for NSW.	N/A	N/A.
<b>Strategy 4.6</b> Local strategic planning should be integrated with transport planning to ensure: <ul style="list-style-type: none"> <li>places maximise sustainable transport opportunities, including active and public transport that supports the creation of a compact urban area</li> <li>ease of use and connection across the network, including mobility, accessibility, parking and how people get to and from transport</li> <li>inclusive and accessible systems for people of all ages and abilities.</li> </ul>	Yes	The site is located in close proximity to public transport. NEV has also developed a Green Transport Plan which aims to reduce individual car ownership and instead emphasise car sharing schemes, use of bicycles and scooters, community bus and minivan use to provide local trips to shopping centres and public transport nodes. This will be addressed at the DA stage.
<b>Strategy 4.7</b> Local strategic planning will ensure land enables the long-term fast rail vision by	N/A	The proposal is not located near an existing rail corridor or a proposed fast rail station.



Direction	Applicable	Assessment/Comment												
preventing incompatible development occurring near alignments once corridors are identified.														
<b>Strategy 4.8</b> Local strategic planning will consider opportunities to: <ul style="list-style-type: none"> <li>• protect, maintain and improve the existing and approved freight transport networks</li> <li>• balance the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries</li> <li>• limit incompatible uses in areas expected to have intense freight activity</li> <li>• limit incompatible freight uses in and near residential areas.</li> </ul>	N/A	The proposal is for residential and small scale commercial uses. It will not impact on existing and approved freight transport links.												
<b>Objective 5:</b> Plan for 'nimble neighbourhoods', diverse housing and sequenced development	Yes	The proposal will facilitate a diverse mix of housing and cater for a range of different housing typologies including detached low density and multi dwelling housing.												
<b>Strategy 5.1</b> Local strategic planning should consider the following benchmarks as a guiding principle: <table border="1"> <thead> <tr> <th>District</th><th>Infill</th><th>Greenfield</th></tr> </thead> <tbody> <tr> <td>Central Lakes</td><td>60%</td><td>40%</td></tr> <tr> <td>Narara district</td><td>80%</td><td>20%</td></tr> <tr> <td>Tuggerah district</td><td>80%</td><td>20%</td></tr> </tbody> </table>	District	Infill	Greenfield	Central Lakes	60%	40%	Narara district	80%	20%	Tuggerah district	80%	20%	Yes	The site is located in the Narara District and proposes additional housing within an existing residential neighbourhood. It represents urban infill development.
District	Infill	Greenfield												
Central Lakes	60%	40%												
Narara district	80%	20%												
Tuggerah district	80%	20%												
<b>Strategy 5.2</b> Local strategic planning will consider amendments to planning and development controls that reflect the desired density targets for the urban core, general urban, inner suburban and general suburban contexts.	Yes	The proposal will contribute to achieving the housing targets for the Narara district by delivering additional dwellings on an infill site.												
<b>Strategy 5.3</b> Planning proposals will not prohibit the following housing typologies within residential zones that apply to urban core,	Yes	The Planning Proposal does not prohibit any land uses.												

Direction	Applicable	Assessment/Comment
general urban, inner suburban and general suburban contexts: <ul style="list-style-type: none"> <li>• attached dwellings</li> <li>• boarding houses</li> <li>• dual occupancies</li> <li>• group homes</li> <li>• multi dwelling housing</li> <li>• secondary dwellings</li> <li>• semi-detached dwellings</li> </ul>		
<b>Strategy 5.4</b> Local strategic planning will consider opportunities to support community driven innovative housing solutions, such as prefabricated and manufactured housing, 3-D printed housing, and tiny houses, where they are well designed and appropriately located.	Yes	Noted. Opportunities for innovative housing solutions can be considered at the DA stage.
<b>Strategy 5.5</b> Local strategic planning will consider: <ul style="list-style-type: none"> <li>• the proportion and availability of housing for Aboriginal people and whether this is increasing, stable or decreasing relative to need</li> <li>• co-led planning and development initiatives with Darkinjung LALC that leverage its social housing program.</li> </ul>	N/A	The proposal is not on land owned by the Darkinjung Local Aboriginal Land Council.
<b>Strategy 5.6</b> Local strategic planning should consider preparing an affordable housing contributions scheme with the support of the department.	Yes	A key objective of the proposal is to improve housing affordability by delivering greater housing choice. Opportunities for affordable housing can be considered at the DA stage.
<b>Strategy 5.7</b> Local strategic planning should consider opportunities to work with affordable housing providers and identify sites that may be suitable for supported and specialist accommodation taking account of: <ul style="list-style-type: none"> <li>• local housing needs</li> <li>• sites with access to relevant facilities, social infrastructure and health care, and public transport</li> <li>• the increasing need for accommodation suitable for people with health conditions.</li> </ul>	Yes	Noted. The proposal will assist in the delivery of more affordable and diverse housing by permitting a range of dwelling types in proximity to community facilities, social infrastructure, health care, and public transport.
<b>Strategy 5.8</b> Local strategic planning should consider planning for appropriate locations for lifestyle villages, such as locations within	Yes	Whilst the proposal is not for a lifestyle village or seniors housing, it does relate to an eco-village whereby residents can age-in-place

Direction	Applicable	Assessment/Comment
<p>800m of local and strategic centres or key transit corridors.</p> <p>Where lifestyle villages are proposed outside these locations, the village or community should be on unconstrained sites and have:</p> <ul style="list-style-type: none"> <li>• reticulated water and sewer</li> <li>• indoor and outdoor recreation facilities adequate for the number of proposed residents such as bowling greens, tennis courts, golf course, swimming pool, or off leash dog park</li> <li>• community facilities that promote gathering and social connections such as a restaurant, community hall, or community garden</li> <li>• access to bus services providing frequent trips to local centres and shops</li> </ul>		and maintain their social networks and connections within the village.
<p><b>Strategy 5.9</b> Local strategic planning should consider the demand for hotels, motels and short-term rental accommodation.</p>	N/A	The proposal is not for short term rental accommodation.
<p><b>Objective 6:</b> Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments</p>	Yes	<p>A large portion of the site is zoned C2 Environmental Conservation and C3 Environmental Management. No removal of native vegetation is proposed. The proposed APUs will be located entirely on the R2 zoned land which is generally cleared of vegetation. The remaining areas of the site containing native vegetation are proposed to be retained and managed for conservation purposes.</p> <p>The site also contains several heritage items. The indicative masterplan has been designed to respond to the site's heritage and environmental qualities, and future development shall not result in adverse environmental impacts.</p> <p>The subject site is not located within a Drinking Water Catchment.</p>

Direction	Applicable	Assessment/Comment
<b>Strategy 6.1</b> Local strategic planning will protect important environmental assets by: <ul style="list-style-type: none"> <li>• seeking advice from local Aboriginal knowledge holders to find common approaches that will support the health and wellbeing of Country</li> <li>• maintaining and enhancing areas of high environmental value</li> <li>• recognising areas of high environmental value in local environmental plans</li> <li>• considering opportunities for biodiversity offsetting in areas of high environmental value</li> <li>• minimising potential development impacts on areas of high environmental value and biodiversity corridors by implementing the 'avoid, minimise and offset' hierarchy</li> <li>• improving the quality of, and access to, information relating to areas of high environmental value</li> <li>• implementing appropriate measures to conserve areas of high environmental value</li> <li>• identify, map and avoid, where possible, areas of high environmental value that occur within urban growth 'investigation' areas of this regional plan and local strategic plans</li> </ul>	Yes	<p>The proposal seeks to maintain and enhance the environmental values of the site by retaining the existing C2 Environmental Conservation and C3 Environmental Management zoned land and rezoning the RE1 land to C3.</p> <p>The proponent has sought to avoid areas of high environmental value by confining the location of the APUs to land zoned R2 Low Density Residential.</p>
<b>Strategy 6.2</b> Local strategic planning will: <ul style="list-style-type: none"> <li>• identify regionally and locally significant biodiversity corridors and a framework for where conservation priorities and opportunities can be secured. The level of protection afforded to biodiversity corridors should be commensurate with the contribution they make to the wider ecological network</li> <li>• consider the location and function of biodiversity corridors when determining future urban growth areas.</li> </ul>	N/A	<p>The site is not identified as containing any regionally or locally significant biodiversity corridors.</p>
<b>Strategy 6.3</b>	Yes	<p>The proposal retains the existing C2 and C3 zoned land, protecting the</p>

Direction	Applicable	Assessment/Comment
Local strategic planning should consider opportunities to strengthen the Coastal Open Space System by expanding its links and extending new corridors to balance growth in the north of the region and protect the network of natural areas across the region.		network of natural areas across the region and providing opportunities to expand and extend existing environmental corridors in the future.
<b>Strategy 6.4</b> Planning proposals must ensure the biodiversity network is protected within an appropriate conservation zone unless an alternate zone is justified following application of the avoid, minimise, offset hierarchy.	Yes	The proposal does not seek to rezone any environmental land nor propose the removal of native vegetation. The existing RE1 zoned land will be rezoned to C3 Environmental Management.
<b>Strategy 6.5</b> Planning proposals should promote enterprises, housing and other uses that complement the biodiversity, scenic and water quality outcomes of biodiversity corridors. Particularly, where they can help safeguard and care for natural areas on privately owned land.	Yes	The proposal relates to an existing eco village whereby residents are encouraged to care for the natural environment. The proposed housing typologies (multi dwelling housing, detached dwellings) are complementary to the scenic and natural values of the site.
<b>Strategy 6.6</b> Local strategic planning will ensure all known places, precincts, landscapes and buildings of historic, scientific, cultural, social, archaeological, architectural and aesthetic significance to the region are identified and protected in planning instruments.	Yes	The proposal does not include provisions that would affect the listed heritage items. The subdivision layout has had regard to the key environmental and heritage qualities of the site.
<b>Strategy 6.7</b> Local strategic planning will consider Aboriginal cultural and community values in future planning and management decisions.	Yes	Noted.
<b>Strategy 6.8</b> Local strategic planning will identify and protect drinking water catchments and storages ensuring that incompatible land uses will not compromise future water security.	Yes	Drinking water to date has been supplied by an existing Council supply on an interim basis and a permanent supply will be constructed in the future.
<b>Strategy 6.9</b> Local strategic planning should identify opportunities to rehabilitate critical waterways in partnership with Local Land Services.	N/A	Noted.
<b>Strategy 6.10</b> Local strategic planning will ensure identification of future urban growth areas	Yes	Drinking water to date has been supplied by an existing Council supply on an interim basis and a permanent supply will be

Direction	Applicable	Assessment/Comment
has considered water infrastructure needs within drinking water catchments.		constructed during the second phase of the development. It is anticipated that non-potable water will be supplied through the recycled water network from the Narara dam at a time when the on-site population has grown sufficiently.
<b>Strategy 6.11</b> Local strategic planning will support the sustainable growth of recreation and tourist facilities in inland and coastal lakes and encourage non-polluting passive enjoyment where possible whilst maintaining a natural shoreline.	N/A	The proposal does not relate to recreation and tourist facilities.
<b>Strategy 6.12</b> Planning proposals will demonstrate that development within a drinking water catchment or sensitive receiving water catchment will achieve a neutral or beneficial effect on water quality.	N/A	The subject site is not located within a Drinking Water Catchment.
<b>Objective 7:</b> Reach net zero and increase resilience and sustainable infrastructure	Yes	Opportunities to increase resilience and sustainable infrastructure will be explored at the DA stage.
<b>Strategy 7.1</b> Local strategic planning will: <ul style="list-style-type: none"> <li>• identify opportunities to increase active transport choices</li> <li>• establish minimum electric vehicle parking requirements in new development</li> <li>• consider opportunities to deliver micro-mobility transport infrastructure in areas of the region where topography, distance or climate makes walking and cycling challenging.</li> </ul>	Yes	The proposal seeks to facilitate a residential subdivision that sits within an integrated community with amenities accessible by walking and cycling, promoting physical activity and active transport. The site will remain part of the broader community and contribute to it both socially and economically.
<b>Strategy 7.2</b> Local strategic planning should support the rollout of electric vehicle charging infrastructure by identifying potential sites for charging stations, including council-owned land, and how these locations can be activated as places.	Yes	Noted. Opportunities for electric vehicle charging stations can be explored at the DA stage.
<b>Strategy 7.3</b> Local strategic planning must protect and enhance the region's carbon sinks.	N/A	The site is not located near a carbon sink.
<b>Strategy 7.4</b> Local strategic planning should ensure that air quality considerations are	Yes	Noted. An air quality assessment can be undertaken at the DA stage if necessary. The proposed land

Direction	Applicable	Assessment/Comment
integrated into decision making at the earliest stage of planning processes.		uses are unlikely to impact air quality.
<b>Strategy 7.5</b> Planning proposals must protect sensitive land uses from sources of air pollution, such as major roads, railway lines and designated freight routes, using appropriate planning and development controls and design solutions to prevent and mitigate exposure and detrimental impacts on human health and wellbeing.	N/A	Noted. The proposal is not near a major road, railway line or freight route.
<b>Strategy 7.6</b> Local strategic planning will consider pathways to build resilience, reduce vulnerabilities, and support initiatives that can transform the region.	N/A	Noted.
<b>Strategy 7.7</b> Local strategic planning will demonstrate alignment with the NSW Government's natural hazard management and risk mitigation policy framework including: <ul style="list-style-type: none"> <li>• Planning for Bushfire Protection 2019</li> <li>• NSW Coastal Management Framework</li> <li>• Floodplain Development Manual and the Flood Prone Land Policy</li> <li>• Planning for a more resilient NSW: A strategic guide to planning for natural hazards and</li> <li>• any other natural hazards guidance that is released.</li> </ul>	Yes	<p>Additional permitted uses are proposed on the R2 zoned land which is bushfire affected. The Proponent has confirmed future development is capable of complying with the relevant Bushfire protection legislation. Asset Protection Zones are required and have been taken into consideration in the design of the indicative masterplan including the lot configuration. Future development at the site would be capable of being bushfire safe through the establishment of the Asset Protection Zones and implementation of the Bushfire Attack Level (BAL) ratings for future building siting and design. The Planning Proposal will be referred to NSW RFS for comment post-gateway.</p> <p>It is proposed to rezone the floodplain (RE1 zone) to C3 Environmental Management. No residential dwellings or sensitive land uses are proposed on the floodplain.</p>
<b>Strategy 7.8</b> Local strategic planning will ensure future residential areas are not planned in areas where:	Yes	The site is already zoned R2 low density residential and deemed suitable for residential development. Notwithstanding this, future development is capable of

Direction	Applicable	Assessment/Comment
<ul style="list-style-type: none"> <li>residents are exposed to a high risk from bush fire, flood and/or coastal hazards, considerate of how these may be impacted by climate change</li> <li>evacuation is likely to be difficult during a bush fire or flood due to its siting in the landscape, access limitations, hazard event history and/or size and scale</li> <li>any existing residential areas may be placed at increased risk and</li> <li>increased development may cause evacuation issues for both existing or new occupants.</li> </ul>		<p>complying with the relevant Bushfire protection legislation. Asset Protection Zones are required and have been taken into consideration in the design of the indicative masterplan including the lot configuration. Future development would be capable of being bushfire safe through the establishment of the Asset Protection Zones and implementation of the Bushfire Attack Level (BAL) ratings for future building siting and design. A Strategic Bushfire Study is provided at <b>Appendix H</b>.</p>
<p><b>Strategy 7.9</b> Local strategic planning will:</p> <ul style="list-style-type: none"> <li>map areas that are projected to be affected by sea level rise and other coastal hazards to limit the potential exposure of new development to these hazards</li> <li>be consistent with any relevant coastal management program adopted and certified for that area</li> <li>consider opportunities to adapt existing settlements at risk of exposure to sea level rise and coastal hazards in accordance with the NSW Coastal Management Framework, such as: <ul style="list-style-type: none"> <li>raising houses and roads</li> <li>relocating or adapting infrastructure to manage coastal hazard risks, such as ingress of tidal water into stormwater systems and/or</li> <li>undertaking beach nourishment</li> </ul> </li> <li>consider opportunities to maintain natural coastal defences against sea level rise, such as: <ul style="list-style-type: none"> <li>maintaining or expanding coastal and riparian buffer zones</li> <li>replanting and protecting coastal dune systems</li> <li>fencing creeks and rivers to keep livestock out, limit erosion and protect water quality</li> </ul> </li> </ul>	N/A	<p>The site is not located in a coastal area.</p>



Direction	Applicable	Assessment/Comment
<ul style="list-style-type: none"> <li>- controlling invasive species and/or</li> <li>- protecting and restoring mangroves and salt marsh areas to limit flooding, inundation and erosion.</li> </ul>		
<b>Objective 8:</b> Plan for businesses and services at the heart of healthy, prosperous and innovative communities	Yes	The proposal will permit a small amount of retail / business uses which will provide for the everyday needs of the NEV community.
<b>Strategy 8.1</b> Local strategic planning should consider: <ul style="list-style-type: none"> <li>• encouraging resilient, accessible and inclusive hubs with a range of uses including town centre uses, night-time activities and civic, community, social and residential uses</li> <li>• focussing commercial and retail activity in existing commercial centres</li> <li>• identifying locations for mixed use and/or housing-led intensification in and around centres and main streets to strengthen and support existing uses while enhancing local character and heritage assets</li> <li>• accessibility and attractive active and public transport access from adjoining neighbourhoods both within and to centres and main streets</li> <li>• activating centres and main streets through active street frontages, restaurant/café seating, digital connectivity, outdoor entertainment, community gardens, place-making initiatives and events</li> <li>• ensuring centres and main streets are the primary locations for commercial activity and contributors to the local as well as district-wide economy and that new areas complement the function of existing centres and main streets</li> <li>• managing parking to encourage active streets and public spaces and reinforce compact centres</li> <li>• providing well-designed built and natural shade for comfort and</li> </ul>	Yes	The proposal enables a mix of land uses on the site, allowing people to live, work and shop in the same location. The mix of land uses will encourage activation of public and private spaces throughout the day and night. The site is also in proximity to Narara Train Station and Shopping Village which will encourage residents to walk and cycle.

Direction	Applicable	Assessment/Comment
<p>protection against overexposure to UV radiation</p> <ul style="list-style-type: none"> <li>enabling a diverse range of tourism accommodation and attractions in centres and particularly main streets.</li> </ul>		
<p><b>Strategy 8.2</b> Planning proposals will accommodate new commercial activity in existing centres and main streets unless it forms part of a proposed new community or is an activity that supports a 15-minute neighbourhood.</p>	Yes	The site is not located in a "centre" however does support a 15-minute neighbourhood by delivering a mix of land uses in proximity to public transport, local shops and services.
<p><b>Strategy 8.3</b> Local strategic planning should consider:</p> <ul style="list-style-type: none"> <li>opportunities to promote the night-time economy in suitable centres and main streets, particularly where night-time public transport options are available</li> <li>how to improve access, inclusion and safety, and make public areas welcoming for consumers and workers</li> <li>diversifying the range of night-time activities including extending opening hours for shops, cafes, libraries, galleries and museums</li> <li>addressing the cumulative impact of high concentrations of licensed premises and other noise generating activities to manage land use conflict in these areas</li> <li>fostering the relationships between the creative industries, live performance and the night-time economy.</li> </ul>	Yes	Noted. The proposal will enable the future development of the site for residential and small scale commercial purposes. Opportunities to extend the opening hours of the commercial uses can be explored at the DA stage. The site is also located in close proximity to Gosford City Centre which offers a range of night-time activities for the community such as restaurants, shops and bars.
<p><b>Strategy 8.4</b> Local strategic planning should consider:</p> <ul style="list-style-type: none"> <li>identifying knowledge and innovation clusters and specialist industries in the local government area</li> <li>opportunities to consolidate their growth and allow them to intensify and specialise over time</li> <li>supporting the co-location of mutually supportive and value-adding activities that do not compromise the primary function of the cluster</li> </ul>	N/A	The site is not located within an identified 'knowledge cluster.'

Direction	Applicable	Assessment/Comment
<ul style="list-style-type: none"> <li>emerging industries and technologies and opportunities to support their growth.</li> </ul>		
<p><b>Strategy 8.5</b> Local strategic planning should consider:</p> <ul style="list-style-type: none"> <li>identifying towns and villages which have a strong tourism presence and/or serve as gateways to visitor experiences in surrounding areas</li> <li>supporting a diverse range of tourism development in these areas, including events and place-making initiatives which celebrate the local community, heritage and Country</li> <li>implementing planning and development controls which support nature-based and agri-based tourism while maintaining scenic views and amenity, environmental or cultural values, or primary production activities of that locality</li> <li>identifying opportunities to leverage digital technology and infrastructure to enhance the visitor experience; and</li> <li>identifying strategies to grow active transport connections both within tourism gateways and their surrounding landscape.</li> <li>serviced apartments should be promoted in town centres and regionally significant growth areas where they are well-connected by public transport.</li> </ul>	N/A	The proposal does not seek to permit tourist and visitor accommodation on the site.
<p><b>Strategy 8.6</b> Planning proposals to facilitate tourism activities will:</p> <ul style="list-style-type: none"> <li>demonstrate that the scale and type of tourism land use proposed can be supported by the transport network and complements the landscape setting</li> <li>be compatible with the characteristics of the site and existing and likely future land uses in the vicinity of the site</li> <li>demonstrate that the tourism land use would support the function of nearby tourism gateways or nodes</li> </ul>	N/A	As noted above, the proposal is not for tourism development.

Direction	Applicable	Assessment/Comment
<ul style="list-style-type: none"> <li>be supported by an assessment prepared in accordance with the Department of Primary Industries' Land Use Conflict Risk Assessment Guide if the use is proposed on or in the vicinity of rural zoned lands.</li> </ul>		
<b>Objective 9:</b> Sustain and balance productive rural landscapes	N/A	The proposed APUs are located on the R2 zoned land only. The scale and nature of future development on the site is consistent with the objectives of the R2 zone and will not impact on surrounding rural landscapes.
<b>Strategy 9.1</b> Planning proposals will consider the location of mineral and energy resources, mines and quarries and ensure sensitive land uses would not encroach on those operations. A noise study may be required to demonstrate impacts on the operations can be avoided or mitigated.	N/A	The site is not located in proximity to a mineral and energy resource, mine or quarry.
<b>Strategy 9.2</b> Local strategic planning should consider: <ul style="list-style-type: none"> <li>protecting important agricultural lands, rural industries, processing facilities and supply chains from land uses which may result in land use conflict or fragmentation</li> <li>opportunities to promote the diversification and innovation of agricultural activities and ways to facilitate the upscaling of productivity without acquiring more land</li> <li>supporting activities to value-add and provide additional income streams for farmers</li> <li>ensuring the impacts of development on aquatic habitats in aquacultural estuaries are minimised to support aquaculture.</li> </ul>	Yes	The site was formerly used as the Narara agricultural and horticultural research. It is located on the urban fringe between Narara and the Strickland State Forest and has potential to provide for some limited self-sustaining agricultural production activities through reuse of the greenhouses, orchards and lands that formed part of the former Gosford Horticultural Institute.
<b>Strategy 9.3</b> When identifying expansion opportunities for rural towns and villages (including rural-residential), local strategic planning should consider the location of primary production and conservation lands and determine appropriate rural town and village growth boundaries to limit the encroachment of development into areas	N/A	The proposal does not impact rural zoned land.

Direction	Applicable	Assessment/Comment
that have important agricultural, ecological, scenic or heritage value.		
<b>Strategy 9.4</b> Planning proposals to expand rural town and village growth boundaries will be supported by an assessment prepared in accordance with the Department of Primary Industries' Land Use Conflict Risk Assessment Guide to limit or avoid conflicts between residential uses and agricultural activities.	N/A	The proposal does not impact rural zoned land.

### State Environmental Planning Policy Assessment

State Environmental Planning Policy (Biodiversity and Conservation) 2021	Assessment/Comment
<b>Chapter 2 – Vegetation in Non-Rural Areas</b>	
<p><i>The aims of this Chapter are—</i></p> <ol style="list-style-type: none"> <li><i>to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</i></li> <li><i>to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i></li> </ol> <p><i>This Chapter applies to the following areas of the State (the non-rural areas of the State)—</i></p> <ol style="list-style-type: none"> <li><i>land within the following zones under an environmental planning instrument—</i></li> </ol> <p><i>RU5 Village, R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, R5 Large Lot Residential, B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor, B7 Business Park, B8 Metropolitan Centre, IN1 General Industrial, IN2 Light Industrial, IN3 Heavy Industrial, IN4 Working Waterfront, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE1 Public Recreation, RE2 Private Recreation, C2 Environmental Conservation, C3</i></p>	<p><b>Applicable and consistent.</b></p> <p>The site adjoins National Park and bushland areas. It is proposed to rezone the RE1 Public Recreation land to C3 Environmental Management which will assist in the ongoing management of trees and vegetation on the floodplain. The additional permitted land uses proposed are confined to the R2 zoned portion of the site and will not require the removal of any native vegetation nor impact on biodiversity values.</p> <p>The proposal has been referred to Council's Ecologist and confirmed the proposal will not adversely impact vegetation and biodiversity values. Future development applications will be required to consider impacts on adjoining bushland.</p>

Environmental Management, C4 Environmental Living or W3 Working Waterways.	
<b>Chapter 3 – Koala habitat protection 2020</b>	
Not applicable.	<b>Not applicable.</b>
<b>Chapter 4 – Koala Habitat Protection 2021</b>	
<p><i>This Chapter aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</i></p> <p><i>This Chapter applies to each local government area listed in Schedule 2.</i></p> <p><i>This Chapter does not apply to—</i></p> <ul style="list-style-type: none"> <li><i>(a) land dedicated or reserved under the National Parks and Wildlife Act 1974, or acquired under Part 11 of that Act, or</i></li> <li><i>(b) land dedicated under the Forestry Act 2012 as a State forest or a flora reserve, or</i></li> <li><i>(c) land on which biodiversity certification has been conferred, and is in force, under Part 8 of the Biodiversity Conservation Act 2016, or</i></li> <li><i>(d) land in the following land use zones, or an equivalent land use zone, unless the zone is in a local government area marked with an * in Schedule 2—</i> <ul style="list-style-type: none"> <li><i>(i) Zone RU1 Primary Production,</i></li> <li><i>(ii) Zone RU2 Rural Landscape</i></li> <li><i>(iii) Zone RU3 Forestry.</i></li> </ul> </li> </ul>	<p><b>Applicable and consistent.</b></p> <p>The additional permitted uses are proposed on the R2 zoned land which is predominantly cleared and under development. No removal of native vegetation or bushland is proposed and therefore the proposal is unlikely to impact koala habitat.</p>
<b>Chapter 5 – River Murray lands</b>	
Not applicable.	<b>Not applicable.</b>
<b>Chapter 6 – Bushland in Urban Areas</b>	
<p><i>(1) The general aim of this Chapter is to protect and preserve bushland within the urban areas referred to in Schedule 5 because of—</i></p> <ul style="list-style-type: none"> <li><i>(a) its value to the community as part of</i></li> </ul>	<p><b>Applicable and consistent.</b></p> <p>The proposal minimises impacts on existing bushland and high value conservation areas. The areas of the site containing native vegetation are</p>

<p><i>the natural heritage,</i></p> <p><i>(b) its aesthetic value, and</i></p> <p><i>(c) its value as a recreational, educational and scientific resource.</i></p> <p><i>(2) The specific aims of this Chapter are—</i></p> <p><i>(a) to protect the remnants of plant communities which were once characteristic of land now within an urban area,</i></p> <p><i>(b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,</i></p> <p><i>(c) to protect rare and endangered flora and fauna species,</i></p> <p><i>(d) to protect habitats for native flora and fauna,</i></p> <p><i>(e) to protect wildlife corridors and vegetation links with other nearby bushland,</i></p> <p><i>(f) to protect bushland as a natural stabiliser of the soil surface,</i></p> <p><i>(g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</i></p> <p><i>(h) to protect significant geological features,</i></p> <p><i>(i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</i></p> <p><i>(j) to protect archaeological relics,</i></p> <p><i>(k) to protect the recreational potential of bushland,</i></p> <p><i>(l) to protect the educational potential of bushland,</i></p> <p><i>(m) to maintain bushland in locations which are readily accessible to the community, and</i></p> <p><i>(n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.</i></p> <p><i>This Chapter applies to the areas and parts of areas specified in Schedule 5:</i></p>	<p>proposed to be retained and managed for conservation purposes.</p>
---	---

<ul style="list-style-type: none"> <li>Gosford</li> </ul>	
<b>Chapter 7 – Canal Estate Development</b>	
Not applicable.	<b>Not applicable.</b>
<b>Chapter 8 – Sydney drinking water catchment</b>	
Not applicable.	<b>Not applicable.</b>
<b>Chapter 9 – Hawkesbury – Nepean River</b>	
Not applicable.	<b>Not applicable.</b>
<b>Chapter 10 – Sydney Harbour Catchment</b>	
Not applicable.	<b>Not applicable.</b>
<b>Chapter 11 – Georges Rivers Catchment</b>	
Not applicable.	<b>Not applicable.</b>
<b>Chapter 12 – Willandra Lakes Region World Heritage Property</b>	
Not applicable.	<b>Not applicable.</b>

<b>State Environmental Planning Policy (Housing) 2021</b>	<b>Assessment/Comment</b>
<b>Chapter 2 – Affordable Housing</b>	
<p><i>The principles of this Policy are as follows—</i></p> <p>(a) <i>enabling the development of diverse housing types, including purpose-built rental housing,</i></p> <p>(b) <i>encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i></p> <p>(c) <i>ensuring new housing development provides residents with a reasonable level of amenity,</i></p> <p>(d) <i>promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,</i></p>	<p><b>Applicable and consistent.</b></p> <p>The proposal will enable the development of diverse housing typologies (multi dwelling housing, attached dwellings, detached housing). This will encourage the provision of more affordable and diverse housing close to public transport, shops and services.</p> <p>A key objective of the eco-village is to deliver homes with minimal environmental impact with consideration of orientation, thermal mass, planting for privacy and temperature control, insulation, energy efficiency and environmentally friendly materials, as well as eco-friendly water supply, power, drainage, garbage disposal and recycling. This is consistent with Principle (e) which seeks to minimise adverse climate and environmental impacts of new housing.</p>



<p>(e) <i>minimising adverse climate and environmental impacts of new housing development,</i></p> <p>(f) <i>reinforcing the importance of designing housing in a way that reflects and enhances its locality</i></p> <p>(g) <i>supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use, mitigating the loss of existing affordable rental housing.</i></p>	
<b>Chapter 3 – Diverse Housing</b>	
<p><b>Part 1: Secondary Dwellings</b></p> <p><b>Part 2: Group Homes</b></p> <p><b>Part 3: Co-living Housing</b></p> <p><b>Part 4: Built-to-rent Housing</b></p> <p><b>Part 5: Seniors Housing</b></p> <p><b>Part 6: Short-term Rental Accommodation</b></p> <p><b>Part 7: Conversion of Certain Serviced Apartments</b></p>	<p><b>Applicable and consistent.</b></p> <p>The proposal will provide a range of diverse housing typologies and increase opportunities for well-located, affordable and lower cost housing in close proximity to Narara and Gosford City Centre.</p>
<p><b>Part 8: Manufactured Home Estates</b></p> <p><i>The aims of this Part are—</i></p> <p>(a) <i>to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and</i></p> <p>(b) <i>to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and</i></p> <p>(c) <i>to encourage the provision of affordable housing in well-designed estates, and</i></p> <p>(d) <i>to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and</i></p> <p>(e) <i>to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</i></p>	<p><b>Not applicable.</b></p> <p>The proposal does not relate to a manufactured home estate.</p>

<p>(f) to protect the environment surrounding manufactured home estates, and to provide measures which will facilitate security of tenure for residents of manufactured home estates.</p>	
<p><b>Part 9: Caravan Parks</b></p> <p>The aim of this Part is to encourage—</p> <p>(a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and</p> <p>(b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</p> <p>(c) the provision of community facilities for land so used, and</p> <p>(d) the protection of the environment of, and in the vicinity of, land so used.</p>	<p><b>Not applicable.</b></p> <p>The proposal does not relate to a caravan park.</p>

<p><b>State Environmental Planning Policy (Industry and Employment) 2021.</b></p>	<p><b>Assessment/Comment</b></p>
<p><b>Chapter 3 – Advertising and Signage</b></p>	
<p>1. This Chapter aims—</p> <p>(a) to ensure that signage (including advertising)—</p> <p style="padding-left: 20px;">i is compatible with the desired amenity and visual character of an area, and</p> <p style="padding-left: 20px;">ii provides effective communication in suitable locations, and</p> <p style="padding-left: 20px;">iii is of high-quality design and finish, and</p> <p>(b) to regulate signage (but not content) under Part 4 of the Act, and</p> <p>(c) to provide time-limited consents for the display of certain advertisements, and</p> <p>(d) to regulate the display of advertisements in transport corridors, and</p>	<p><b>Not applicable.</b></p> <p>No signage or advertising is proposed.</p>

<p>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</p> <p><i>This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.</i></p>	
--	--

State Environmental Planning Policy (Planning Systems) 2021	Assessment/Comment
<b>Chapter 2 – State and Regional Development</b>	
<p><i>The aims of this Chapter are as follows—</i></p> <p><i>(a) to identify development that is State significant development,</i></p> <p><i>(b) to identify development that is State significant infrastructure and critical State significant infrastructure,</i></p> <p><i>(c) to identify development that is regionally significant development.</i></p> <p><i>This chapter applies to Warnervale Town Centre as well as general categories of state significant development.</i></p>	<p><b>Not applicable.</b></p> <p>The proposal is not state significant development.</p>
<b>Chapter 3 – Aboriginal Land</b>	
<p><i>The aims of this Chapter are—</i></p> <p><i>(a) to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and</i></p> <p><i>(b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i></p> <p><i>This Chapter applies to the land specified on the Land Application Map.</i></p>	<p><b>Not applicable.</b></p> <p>The subject lands are not under the care and control of the Local Aboriginal Land Council.</p>

State Environmental Planning Policy (Precincts—Regional) 2021	Assessment/Comment
<b>Chapter 5 – Gosford City Centre</b>	
<p>(a) <i>The aims of this Chapter are as follows—</i></p> <p>(b) <i>to promote the economic and social revitalisation of Gosford City Centre,</i></p> <p>(c) <i>to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,</i></p> <p>(d) <i>to protect and enhance the vitality, identity and diversity of Gosford City Centre,</i></p> <p>(e) <i>to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,</i></p> <p>(f) <i>to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,</i></p> <p>(g) <i>to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,</i></p> <p>(h) <i>to help create a mixed use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,</i></p> <p>(i) <i>to preserve and enhance solar access to key public open spaces,</i></p> <p>(j) <i>to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,</i></p> <p>(k) <i>to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.</i></p>	<p><b>Not applicable.</b></p> <p>The site is not located in Gosford City Centre.</p>

State Environmental Planning Policy (Primary Production) 2021	Assessment/Comment
<b>Chapter 2 - Primary Production and Rural Development</b>	
<p>(a) <i>The aims of this Chapter are as follows—</i></p> <p>(b) <i>to facilitate the orderly economic use and development of lands for primary production,</i></p> <p>(c) <i>to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</i></p> <p>(d) <i>to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</i></p> <p>(e) <i>to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</i></p> <p>(f) <i>to encourage sustainable agriculture, including sustainable aquaculture,</i></p> <p>(g) <i>to require consideration of the effects of all proposed development in the State on oyster aquaculture,</i></p> <p>(h) <i>to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors</i></p>	<p><b>Applicable and consistent.</b></p> <p>The site is located on the urban fringe between Narara and the Strickland State Forest and has potential to provide for some limited self-sustaining agricultural production activities through reuse of the greenhouses, orchards and lands that formed part of the former Gosford Horticultural Institute.</p> <p>Notwithstanding this, the proposal relates to the R2 zoned land only and will not impact State significant agricultural land.</p>
<b>Chapter 3 - Central Coast Plateau Areas</b>	
<p><i>The general aims of this Chapter are—</i></p> <p>(a) <i>to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses,</i></p> <p>(b) <i>to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural</i></p>	<p><b>Applicable and consistent.</b></p> <p>The site is within the Central Coast Plateau Area. The Planning Proposal protects the vegetated slopes and escarpment areas in the C2 and C3 zone by restricting additional permitted uses relating to residential and commercial uses to the R2 zone. The R2 zone is already predominantly cleared, therefore protecting the existing bushland and natural ecosystems.</p>

<p><i>purposes to land of lesser agricultural capability,</i></p> <p>(c) <i>to protect regionally significant mining resources and extractive materials from sterilization,</i></p> <p>(d) <i>to enable development for the purposes of extractive industries in specified locations,</i></p> <p>(e) <i>to protect the natural ecosystems of the region, and</i></p> <p>(f) <i>to maintain opportunities for wildlife movement across the region, and</i></p> <p>(g) <i>to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</i></p> <p>(h) <i>to encourage the preparation of draft local environmental plans based on merits.</i></p>	
---	--

<b>State Environmental Planning Policy (Resilience and Hazards) 2021.</b>	<b>Assessment/Comment</b>
<b>Chapter 2 - Coastal Management</b>	
<p><i>The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—</i></p> <p>(a) <i>managing development in the coastal zone and protecting the environmental assets of the coast, and</i></p> <p>(b) <i>establishing a framework for land use planning to guide decision-making in the coastal zone, and</i></p> <p>(c) <i>mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</i></p>	<p><b>Not applicable.</b></p> <p>The site is not located in a coastal zone.</p>
<b>Chapter 3 – Hazardous and Offensive Development</b>	
<i>This Chapter aims—</i>	<b>Not applicable.</b>

<p>(a) <i>to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and</i></p> <p>(b) <i>to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Chapter, and</i></p> <p>(c) <i>to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</i></p> <p>(d) <i>to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i></p> <p>(e) <i>to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</i></p> <p>(f) <i>to require the advertising of applications to carry out any such development.</i></p>	<p>The proposal is not for a hazardous or offensive industry.</p>
<p><b>Chapter 4 - Remediation of Land</b></p>	
<p><i>The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</i></p> <p><i>In particular, this Chapter 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—</i></p> <p><i>by specifying when consent is required, and when it is not required, for a remediation work, and</i></p> <p><i>by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to</i></p>	<p><b>Applicable and consistent.</b></p> <p>A number of preliminary and detailed environmental site investigation reports have been prepared as part of previous development applications. The site was rezoned to residential in 2006 and deemed suitable for residential purposes. Council's Environmental Health Officer has reviewed the proposal and advised that based on previous investigations undertaken on the areas for the already approved Stages 1 &amp; 2 of the development, it is recommended a Phase 2 Contamination Assessment be carried out during the demolition or CC stage of the proposed Stage 3 development. Any remediation or management of contaminated areas, if identified during the Phase 2 assessment, could also be conditioned to be complied with.</p>

<p><i>carry out a remediation work in particular, and</i></p> <p><i>by requiring that a remediation work meet certain standards and notification requirements.</i></p>	
--	--

State Environmental Planning Policy (Resources and Energy) 2021.	Assessment/Comment
<b>Chapter 2 – Mining, Petroleum Production and Extractive Industries</b>	
<p><i>The aims of this Chapter are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries—</i></p> <p><i>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</i></p> <p><i>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</i></p> <p><i>(c) to promote the development of significant mineral resources, and</i></p> <p><i>(d) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</i></p> <p><i>(e) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development—</i></p> <p><i>i to recognise the importance of agricultural resources, and</i></p> <p><i>ii to ensure protection of strategic agricultural land and water resources, and</i></p> <p><i>iii to ensure a balanced use of land by potentially competing industries, and</i></p>	<p><b>Not applicable.</b></p> <p>The site has not been identified as containing any mineral, petroleum or extractive resource materials.</p>



iv to provide for the sustainable growth of mining, petroleum and agricultural industries.	
<b>Chapter 3 – Extractive Industries in Sydney Area</b>	
<p>This Chapter aims—</p> <p>(a) to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance, and</p> <p>(b) to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 3 or 4, and</p> <p>(c) to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential, and</p> <p>(d) to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and</p> <p>(e) to prohibit development for the purpose of extractive industry on the land described in Schedule 5 in the Macdonald, Colo, Hawkesbury and Nepean Rivers, being land which is environmentally sensitive.</p> <p>(f) This chapter applies to land in former Gosford and former Wyong LGAs.</p>	<p><b>Not applicable.</b></p> <p>The proposal will not impact on extractive industries.</p>

State Environmental Planning Policy (Transport and Infrastructure) 2021	Assessment/Comment
<b>Chapter 2 – Infrastructure</b>	
<p>The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State by—</p> <p>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</p> <p>(b) providing greater flexibility in the location of infrastructure and service</p>	<p><b>Applicable and consistent.</b></p> <p>The ability for infrastructure to be provided to the additional dwellings has been assessed as part of the proposal. It is considered that the proposal is consistent with the requirements of the SEPP.</p>

<p><i>facilities, and</i></p> <p>(c) <i>allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i></p> <p>(d) <i>identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i></p> <p>(e) <i>identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i></p> <p>(f) <i>providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i></p> <p>(g) <i>providing opportunities for infrastructure to demonstrate good design outcomes.</i></p>	
---	--

### **Chapter 3 – Educational Establishments and Childcare Facilities**

<p><i>The aim of this Chapter is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by—</i></p> <p>(a) <i>improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</i></p> <p>(b) <i>simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and</i></p> <p>(c) <i>establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and</i></p> <p>(d) <i>allowing for the efficient development, redevelopment or use of surplus government-owned land (including</i></p>	<p><b>Not applicable.</b></p> <p>The proposal does not relate to an educational establishment or childcare facility.</p>
--	--

<p><i>providing for consultation with communities regarding educational establishments in their local area), and</i></p> <p><i>(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i></p> <p><i>(f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</i></p> <p><i>(g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and</i></p> <p><i>(h) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.</i></p>	
---	--

## Ministerial Section 9.1 Directions

Ministerial Section 9.1 Directions	
Direction	Comment
<b>Focus Area 1: Planning Systems</b>	
<b>1.1 Implementation of Regional Plans</b>	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when the relevant planning authority prepares a Planning Proposal.</p>	<p><b>Applicable and consistent.</b></p> <p>The proposal is consistent with the Central Coast Regional Plan.</p>
<b>1.2 Development of Aboriginal Land Council Land</b>	
<p>Aims to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021.</p> <p>Applies when the relevant planning authority prepares a Planning Proposal for land shown on the Land Application Map of chapter 3 of the SEPP (Planning Systems) 2021.</p>	<p><b>Not applicable.</b></p> <p>Land within the Planning Proposal is not shown on the Land Application Map of State Environmental Planning Policy (Planning Systems) 2019.</p>
<b>1.3 Approval and Referral Requirements</b>	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a Planning Proposal.</p>	<p><b>Applicable and consistent.</b></p> <p>The proposal is consistent with this Direction. The proposal does not seek to include additional approval or referral requirements.</p>
<b>1.4 Site Specific Provisions</b>	
<p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Applies when the relevant planning authority prepares a Planning Proposal to allow particular development to be carried out.</p>	<p><b>Applicable and consistent.</b></p> <p>The Planning Proposal proposes an amendment to Schedule 1 Additional Permitted Uses, to enable multi dwelling housing, attached dwellings, 'restaurants or cafes', 'take-away food and drink premises', 'shop', 'markets' and 'business premises'. APUs are proposed instead of an alternate zone to reduce the type of residential accommodation permissible on site and ensure the density is complimentary with surrounding</p>

Ministerial Section 9.1 Directions	
Direction	Comment
	development. The R2 zone with an additional permitted use clause is considered the most appropriate way to successfully implement the proposal.
Focus Area 1: Planning Systems – Place-Based	
<b>Not Applicable.</b> The Directions in this Focus Area do not apply to the Central Coast Local Government Area.	
Focus Area 2: Design and Place	
<b>Not Applicable</b> The Directions in this Focus Area are not yet in effect.	
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	
Aims to protect and conserve environmentally sensitive areas.  Applies when the relevant planning authority prepares a Planning Proposal.	<b>Applicable and Consistent</b>  The proposal will retain the existing C2 Environmental Conservation and C3 Environmental Management zoned land and seeks to rezone the RE1 land to C3 Environmental Management. The additional permitted uses are proposed on land zoned R2 Low Density Residential. It is considered that the subject proposal is consistent with 3.1 Conservation Zones.
3.2 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.	<b>Applicable and consistent.</b>  The site comprises several heritage items listed under Schedule 5 of CCLEP 2022. The proposal does not include provisions that would affect the listed heritage items. Any future development of the land will be required to be consistent with the relevant LEP provisions.  The subdivision layout has had regard to the key environmental and heritage qualities of the site has previously been subject to a heritage assessment as part of earlier development applications. Refer to Heritage Impact Assessment at <b>Appendix E</b> .
3.3 Sydney Drinking Water Catchments	
Aims to protect water quality in the	<b>Not Applicable.</b>

Ministerial Section 9.1 Directions	
Direction	Comment
hydrological catchment.  Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	This Direction does not apply to the Central Coast Local Government Area.
<b>3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs</b>	
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.	<b>Not Applicable.</b>  This Direction does not apply to the Central Coast Local Government Area.
<b>3.5 Recreation Vehicle Areas</b>	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.  Applies when the relevant planning authority prepares a planning proposal.	<b>Not Applicable.</b>  The subject proposal is not located within proximity to a recreational vehicle area, nor does it propose to introduce one.
<b>Focus Area 4: Resilience and Hazards</b>	
<b>4.1 Flooding</b>	
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 applying to flood prone land are commensurate with flood behaviour and include consideration of the potential flood impacts on and off the subject land.	<b>Applicable and consistent.</b>  The additional commercial and residential land uses are not located on flood prone land. The floodplain will be rezoned to C3 Environmental Management and used for non-residential purposes.
<b>4.2 Coastal Management</b>	
Aims to protect and manage coastal areas of NSW.  Applies when a planning proposal applies to land in the Coastal Zone as defined under the Coastal Management Act 2016 and as identified by chapter 3 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.	<b>Not applicable.</b>  The site is not mapped as Coastal Wetlands.
<b>4.3 Planning for Bushfire Protection</b>	

Ministerial Section 9.1 Directions	
Direction	Comment
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p><b>Applicable and consistent</b></p> <p>The site is within a designated bushfire area. Notwithstanding this, it is already zoned R2 low density residential and deemed suitable for residential development. Future development is capable of complying with the relevant Bushfire protection legislation. Asset Protection Zones are required and have been taken into consideration in the design of the indicative masterplan including the lot configuration. Future development would be capable of being bushfire safe through the establishment of the Asset Protection Zones and implementation of the Bushfire Attack Level (BAL) ratings for future building siting and design.</p>
<b>4.4 Remediation of Contaminated Land</b>	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p><b>Applicable and consistent.</b></p> <p>The site is currently zoned R2 Low Density Residential and used for residential purposes. A number of preliminary and detailed environmental site investigation reports have been prepared as part of previous development applications. The site was rezoned to residential in 2006 and deemed suitable for residential purposes. Council's Environmental Health Officer has reviewed the proposal and advised that based on previous investigations undertaken on the areas for the already approved Stages 1 &amp; 2 of the development, it is recommended a Phase 2 Contamination Assessment be carried out during the demolition or CC stage of the proposed Stage 3 development. Any remediation or management of contaminated areas, if identified during the Phase 2 assessment, could also be conditioned to be complied with.</p>
<b>4.5 Acid Sulfate Soils</b>	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning</p>	<p><b>Applicable and consistent</b></p> <p>The site contains Class 4 and Class 5 acid sulfate soils. Any future development applications will need to comply with the provision relating to Acid Sulfate Soils in Council's LEP.</p>

Ministerial Section 9.1 Directions	
Direction	Comment
Maps.	
<b>4.6 Mine Subsidence and Unstable Land</b>	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study, strategy or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p>	<p><b>Not applicable</b></p> <p>The site is not located within a mine subsidence district.</p>
<b>Focus Area 5: Transport and Infrastructure</b>	
<b>5.1 Integrating Land Use and Transport</b>	
<p>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 dependence on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>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.</p>	<p><b>Applicable and consistent</b></p> <p>The indicative concept plan shows a mixed-use development that combines low to medium density residential development with some small-scale commercial uses. The site is within proximity to Narara Train Station and local shops at Wyoming and Narara.</p>
<b>5.2 Reserving Land for Public Purposes</b>	
<p>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</p>	<p><b>Not Applicable</b></p> <p>The proposal is consistent with this Direction. The Proposal seeks to rezone the RE1 zoned land to C3 Environmental Management. Whilst the site is zoned RE1 Public Recreation, as discussed throughout this</p>



## Ministerial Section 9.1 Directions

Direction	Comment
acquisition. Applies when the relevant planning authority prepares a planning proposal.	report, the existing RE1 zoned land remains under private ownership and has not yet been transferred to Council. It has been deemed not suitable for public open space due to the configuration and topography, flood constraints, isolated location within the eco village, lack of parking and accessibility for the general public and no obligation to embellish it. A number of playgrounds and natural open space are located within close proximity to the site and available for use by residents.

### 5.3 Development Near Regulated Airports and Defence Airfields

Aims to ensure the effective and safe operation of regulated airports and defence airfields; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, 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 near a regulated airport which includes a defence airfield.

#### **Not Applicable**

The site is not located in the vicinity of a licensed aerodrome.

### 5.4 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.

Ministerial Section 9.1 Directions	
Direction	Comment
<b>Focus Area 6: Housing</b>	
<b>6.1 Residential Zones</b>	
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 environment and resource lands. Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.	<p><b>Applicable and consistent</b></p> <p>The proposal will enable the delivery of a diverse mix of housing types including detached dwelling houses, attached dwellings and multi dwelling houses.</p> <p>The proposed residential development will be located adjacent to existing residential development within the eco-village and broader residential neighbourhood.</p> <p>The proposed development will utilise existing road infrastructure and is located within close proximity to the Gosford City Centre, Narara Shopping Village and Train Station.</p>
<b>6.2 Caravan Parks and Manufactured Home Estates</b>	
Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates (MHE). Applies when the relevant planning authority prepares a planning proposal.	<p><b>Not applicable</b></p> <p>The proposal does not relate to a caravan park or manufactured home estate.</p>
<b>Focus Area 7: Industry and Employment</b>	
<b>7.1 Business and Industrial Zones</b>	
Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres. Applies when a planning proposal affects land within an existing or proposed business or industrial zone.	<p><b>Not Applicable</b></p> <p>The site does not have an existing or proposed business or industrial zone.</p>
<b>7.2 Reduction in Non-hosted Short-term Rental Accommodation Period</b>	
Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short term rental accommodation may be carried out in parts of its local government area. Applies to	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area.</p>

Ministerial Section 9.1 Directions	
Direction	Comment
Byron Bay Shire Council.	
7.3 Commercial and Retail Development Along the Pacific Highway, North Coast	
Aims to manage commercial and retail development along the Pacific Highway, North Coast. Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	<b>Not Applicable</b> This Direction does not apply to the Central Coast Local Government Area.
Focus Area 8: Resources and Energy	
8.1 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 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.	<b>Not applicable</b> The site is not within a designated Mine Subsidence District.
Focus Area 9: Primary Production	
9.1 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.	<b>Not applicable</b> The proposal does not relate to a rural zone.
9.2 Rural Lands	
Objectives are to: <ul style="list-style-type: none"> <li>- protect the agricultural production value of rural land;</li> <li>- facilitate the orderly and economic development of rural lands for rural and</li> </ul>	<b>Not applicable</b> The site is not used for significant agriculture or primary production uses and therefore the rezoning of the site will not impact on rural activities or farmers.

Ministerial Section 9.1 Directions	
Direction	Comment
<p>related purposes;</p> <ul style="list-style-type: none"> <li>- assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State;</li> <li>- minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses;</li> <li>- encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land;</li> </ul> <p>support the delivery of the actions outlined in the New South Wales Right to Farm Policy.</p>	
9.3 Oyster Aquaculture	
<p>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 consequently, on the health of oysters and oyster 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.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not affect land within a Priority Oyster Aquaculture Area.</p>
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	
<p>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</p>	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area.</p>

Ministerial Section 9.1 Directions	
Direction	Comment
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.	

## Central Coast Affordable and Alternative Housing Strategy

The *Central Coast Affordable and Alternative Housing Strategy* (2020) seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA. It aims to build a vision for a 'fair and inclusive region, where everyone has access to affordable and sustainable housing'. The Strategy seeks to facilitate affordable and lower cost housing by removing impediments to affordable and lower cost housing types in local environmental planning instruments and increasing opportunities for well-located affordable and lower cost housing.

The market is currently failing to supply affordable and diverse housing for those who need it. The proposal responds to this issue by:

- facilitating the delivery of a range of housing typologies and lot sizes, including multi-dwelling houses, attached dwellings and detached dwellings, within walking distance of local centres, railway stations and bus routes.
- facilitating greater housing choice, innovative and affordable housing options and ancillary businesses within a community living and social enterprise environment, to encourage a more affordable and self-sufficient way of living.
- facilitating the construction of smaller and more affordable housing options.

# Biodiversity Strategy

The Biodiversity Strategy (2020) provides a framework and guide for the management of biodiversity on the Central Coast that is consistent with regional, state and national strategies, plans and policies. The Strategy outlines a framework for the identification of priority conservation areas and proposes a plan for their protection, whether that is by being in public ownership or through private land conservation.

A large portion of the site is zoned C2 Environmental Conservation and C3 Environmental Management. No removal of native vegetation is proposed. The proposed APUs will be located entirely on the R2 zoned land which is generally cleared of vegetation. The remaining areas of the site containing native vegetation are proposed to be retained and managed for conservation purposes.

An assessment of the proposal against the relevant themes is provided below.

Theme	Assessment/Comment
<b>Theme 1 Planning and Managing Biodiversity in Council's Natural Areas</b>	The site adjoins Strickland State Forest and national park. The proposed additional permitted uses are restricted to the R2 zoned portion of the site and therefore will have minimal impact on public natural areas.
<b>Theme 2 Ensuring adequate resourcing to enable Council to effectively manage its natural areas and expand the conservation estate</b>	Whilst independent to this Planning Proposal, approximately 10ha of conservation land will be dedicated to Council. The amended VPA (Appendix J) is supported by a Bushland Management Plan (Appendix K) to ensure the area can be effectively managed as part of the Coastal Open Space System.
<b>Theme 3 Promoting community appreciation and participation in biodiversity conservation</b>	The proposal is associated with an eco-village who promote community appreciation and participation in biodiversity conservation. The remaining areas of the site containing native vegetation are proposed to be retained and managed for conservation purposes.
<b>Theme 4 Protecting biodiversity through land use planning and information management</b>	Two thirds of Narara Ecovillage is zoned as conservation forest (C2 Environmental Conservation) where a number of Endangered Ecological Communities (EEC) and rare and / or endangered plant species are present, with the remaining land zoned C3 Environmental Management. It is proposed to retain these existing conservation areas and rezone the RE1 Public Recreation Zone to C3 Environmental Management.
<b>Theme 5 Demonstrating leadership in biodiversity conservation</b>	The proposal promotes greening and the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and the expansion of the Coastal Open Space System (COSS).

Theme	Assessment/Comment
<b>Theme 6 Protect and Expand the Coastal Open Space System (COSS)</b>	The proposal protects and retains existing environmental zones, thereby enhancing public access to the natural environment and amenity that contribute to the region's attractive lifestyle.

# Interim Local Strategic Planning Statement (LSPS)

Strategies		Assessment/Comment
1 Revitalise our centres	Connect our centres and communities to 'place' by encouraging walkability and improved accessibility is vital to the success of creating vibrant and active centres.	The proposed housing will sit within an integrated community with amenities accessible by walking and cycling.
2 Renew urban form	Housing Diversity is essential to meet the needs of a growing and ageing community. Existing and future urban areas will provide a range of housing types that will suit a new market, whilst remaining accessible to the existing community.	The proposal will facilitate the future development of the site for a diverse mix of detached and multi dwelling housing, increasing housing diversity and providing people with housing choice. A mix of housing types and lot sizes will increase residential density and help create a vibrant local community. This has the potential to attract a diverse range of residents and provide suitable and affordable housing options to meet market demand.
3 Define the urban edge	Contain Urban Sprawl to reduce the over-extension of communities that have insufficient access to infrastructure, social services, community amenities and employment opportunities. This will build viable communities that have the economies of scale to support community services and facilities.	The site is located in Narara and proposes additional housing within an existing residential neighbourhood. It represents urban infill development and creates a well-planned and compact settlement in proximity to Wyoming and Lisarow Shopping Village and Narara Train Station.
4 Create a sustainable region	Biodiversity, ecosystem function and urban forestry conservation is an important factor in our growing region. Council will continue to prioritise protection of environmentally sensitive areas, and conservation of the natural terrestrial, riparian and aquatic ecosystems. Consideration of environmental sustainability, social infrastructure and community needs at the planning and design phase will improve outcomes for existing and new residents.	The proposal maintains and enhances the environmental values of the site by retaining the existing C2 Environmental Conservation and C3 Environmental Management zoned land and rezoning the RE1 land to C3.



Planning Priority		Assessment/Comment
<b>Centres and Corridors</b>		
1	Align development to our infrastructure capacity	N/A
2	Prioritise sustainable development in our Regional City Centre and existing centres	N/A – The site is not located in an existing centre however is close to Gosford City Centre.
3	Grow the Regional Economic Corridors, to support a strong local economy	The Action is not directly relevant to the Planning Proposal; however, the proposal aligns with the Planning Priority. The proposal will increase local employment opportunities by allowing for small businesses, commercial and retail activities at the site.
4	Renew our Centres as places for people	The proposal will help create an inclusive, well-designed, and attractive lifestyle for residents by permitting a range of dwelling types in proximity to community facilities, social infrastructure, health care, and public transport. The site adjoins Strickland State Forest and environmentally zoned land which offer an attractive lifestyle, complementary to the scenic and natural values of the site.
5	Future planning that enables the development of active and liveable centres.	A mix of housing types and lot sizes will increase residential density and help create a vibrant local community. This has the potential to attract a diverse range of residents and increase liveability.
6	Activate the Gosford waterfront public spaces as a catalyst project.	N/A.
<b>Housing</b>		
7	Provide well designed housing within our centres with high standards of sustainability features.	The proposal relates to an eco-village who are a sustainable community. Houses within the eco village must meet minimum sustainability ratings.
8	Provide for the housing needs of our growing region	The proposal provides for the housing needs of the community by increasing the number and type of housing available.
9	Plan for the sustainable development of our future urban release areas.	The proposal relates to a staged masterplan whereby a number of DAs have already been approved for housing on the site. The additional housing proposed as part of this

		Planning Proposal has considered the long term master plan for this site.
10	A consistent and balanced approach to land use planning and development supporting the directions and goals of the Central Coast Regional Plan 2036, themes and focus areas of the Central Coast Community Strategic Plan 2018.	The proposal supports the directions and goals of the Central Coast Regional Plan 2041. Refer to CCRP assessment.
<b>Economics</b>		
11	Facilitate Emerging Logistics, Warehousing, Manufacturing and Innovative and Green Economy Enterprises	N/A
12	Build the Knowledge Economy and support Health and Wellness Industries	N/A
13	Grow Regionally Competitive Tourism Destinations across the entire Central Coast	N/A
14	Facilitate economic development to increase local employment opportunities for the community	The proposal will increase local employment opportunities by allowing for small businesses, commercial and retail activities at the site.
15	Plan for a hierarchy of recreational open space based on current and future needs	Existing and future residents have access to ample open space and bushland surrounding the site.
16	Distinguish our recreational open space assets from our natural assets	Noted. The proposal retains the existing C2 and C3 zoned land for environmental purposes.
17	A Strategy that supports neighbourhood "pocket parks" accessible to local communities within walking distance in addition to larger recreational multi-use open space destinations	The site is surrounded by national park and environmentally zoned land. There are also several parks and playgrounds within a 10 minute walk of the site.
18	Undertake priority precinct planning	N/A
19	Investigate Public Private Partnerships	N/A
<b>Heritage</b>		
20	Recognise and protect the natural, built and cultural heritage of the Central Coast	A large portion of the site is zoned C2 Environmental Conservation and C3 Environmental Management. No removal of native vegetation is proposed. The

		<p>proposed APUs will be located entirely on the R2 zoned land which is generally cleared of vegetation. The remaining areas of the site containing native vegetation are proposed to be retained and managed for conservation purposes.</p> <p>The site also contains several heritage items. The indicative masterplan has been designed to respond to the site's heritage and environmental qualities, and future development shall not result in adverse environmental impacts.</p>
21	Interpret and share our cultural heritage	See above.
22	Create Sustainable and Resilient communities	Future development on the site will require high standards of design and construction, including energy and water efficiency, liveability measures, waste minimisation and emissions reduction.
23	Provide clear direction on climate change action in the region	The proposal relates to an existing eco village whereby a key objective of the community is to build resilience to climate change by creating a sustainable community.
24	Map, protect, and cherish natural areas and ecosystems	The proposal does not seek to make any changes to the C3 and C3 zoned land. The proposal preserves and protects high quality bushland on the site.
25	Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards	<p>The existing RE1 zoned land (proposed to be rezoned to C3) is identified as flood prone. A small portion of the R2 zoned land is also affected by the 1 in 100 year flood. Council's flooding engineer has reviewed the proposal and raises no objection. The Planning Proposal will also be referred to BCD for comment.</p> <p>The site is identified as identified as bushfire prone land (Category 1 and Vegetation Buffer). Asset Protection Zones are required and have been taken into consideration in the design of the indicative masterplan and lot configuration.</p>
26	Manage heat wave risks through strategic planting and maintenance of vegetation	<p>The Planning Proposal will be referred to the NSW RFS for comment post-Gateway. Future development will be classified as integrated development and will also require referral to the NSW RFS.</p> <p>NEV is committed to the preservation of this environmental heritage and natural ecosystems by minimising human impact</p>

		upon these high value conservation areas. The remaining areas of the site containing native vegetation are proposed to be retained and managed for conservation purposes.
<b>Agriculture and Rural Land</b>		
27	Protect important agricultural lands as an economic resource and for local sustainability	The proposal relates to the R2 zoned land only and will not impact State significant agricultural land.
28	Minimise rural residential sprawl and support rural tourism	The site is located in Narara and proposes additional housing within an existing residential neighbourhood. It represents urban infill development and creates a well-planned and compact settlement in proximity to Wyoming and Lisarow Shopping Village and Narara Train Station.
29	Preserve environmental, scenic, heritage and cultural landscapes	The proposed subdivision layout has had regard to the key environmental, scenic, heritage and cultural landscape
<b>Transport</b>		
30	Improve Connectivity within and between our Centres	The site is located to the west of Manns Road and benefits from good road and footway access and links to the adjoining road system and public transport.
31	Provide efficient and accessible public transportation	The site is located to the east of the M1 in close proximity to Narara Train Station.
32	Develop a region wide network of shared pathways and cycleways to maximise access to key locations and facilities.	The proposed housing will sit within an integrated community with amenities accessible by walking and cycling, promoting physical activity and active transport.
33	Deliver Essential Infrastructure	N/A
34	Optimise Asset Management	N/A
35	Integrate land use and infrastructure	The proposed housing will sit within an integrated community with amenities accessible by walking and cycling, promoting physical activity and active. Consent has already been granted for the Stage 1 and Stage 2 DA which includes the delivery of infrastructure to service the residential development.
36	Review funding mechanisms to deliver essential infrastructure for the region	N/A
37	Explore the viability of integrated resource recovery precinct(s)	N/A
38	Review land use provisions and policy options to foster the development of a local circular economy	N/A
39	Review the current public waste network and enhance public waste infrastructure	N/A

# Community Strategic Plan Assessment

Objective/Requirement		Comment
BELONGING		
OUR COMMUNITY SPIRIT IS OUR STRENGTH		
	A1 Work within our communities to connect people, build capacity and create local solutions and initiatives	The proposal will facilitate the future development of the site for a mix of detached, attached and multi dwelling housing, increasing housing diversity and providing people with housing choice.
	A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	
	A3 Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people	A mix of housing types and lot sizes will increase residential density and help create a vibrant local community. This has the potential to attract a diverse range of residents and provide suitable and affordable housing options to meet market demand.  The proposal also incorporates a range of land uses (including residential, and small scale commercial such as shops, markets, cafes etc) that are co-located and integrated for people of all ages.
	A4 Enhance community safety within neighbourhoods, public spaces and places	
CREATIVITY, CONNECTION AND LOCAL IDENTITY		
	B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	A key objective of the Planning Proposal is to facilitate the delivery of a broader range of housing types at various price points so that ecovillage residents can 'age-in-place' and maintain their social networks and connections within the village.
	B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year	
	B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life	
	B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	
SMART		
A GROWING AND COMPETITIVE REGION		
	C1 Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	The proposal will increase local employment opportunities by allowing for small businesses, commercial and retail activities at the site. Many of these would be home business or home industry uses, but a limited number of other small businesses, including some food production and horticultural projects are also envisioned.
	C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists	
	C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	

Objective/Requirement		Comment
	C4 Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly	
A PLACE OF OPPORTUNITY FOR PEOPLE		
	D1 Foster innovation and partnerships to develop local entrepreneurs and support start-ups	The eco village provides opportunities for growth through education tourism and the sustainability sector. It is anticipated that other retail opportunities provided on the site will be linked to tourism, lifestyle and educational uses associated with the eco village.
	D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises	
	D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers	
	D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering	
GREEN		
ENVIRONMENTAL RESOURCES FOR THE FUTURE		
	E1 Educate the community on the value and importance of natural areas and biodiversity and encourage community involvement in caring for our natural environment	The proposal does not impact on existing natural areas and biodiversity. The additional permitted uses are confined to the R2 Low Density Residential zone. Future DAs for the site will need to be in accordance with Central Coast Development Control Plan. These built form guidelines will specify requirements for WSUD, energy efficiency and waste management.
	E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways	
	E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours	
	E4 Incorporate renewable energy and energy efficiency in future design and planning and ensure responsible use of water and other resources	
CHERISHED AND PROTECTED NATURAL BEAUTY		
	F1 Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species	The Planning Proposal relates to the R2 and RE1 zoned land only. No amendments are proposed to the C2 Environmental Conservation and C3 Environmental Management zones.  It is proposed to rezone the RE1 public recreation land to C3 Environmental Management and dedicate 10 hectares to Council which can contribute to the Coastal Open Space System (COSS), thereby enhancing public access to the natural environment and amenity that contribute to the region’s attractive lifestyle.
	F2 Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)	
	F3 Improve enforcement for all types of environmental non-compliance including littering and illegal dumping and encourage excellence in industry practices to protect and enhance environmental health	
	F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	
RESPONSIBLE		

Objective/Requirement		Comment
GOOD GOVERNANCE AND GREAT PARTNERSHIPS		
	G1 Build strong relationships and ensure our partners and community share the responsibilities and benefits of putting plans into practice	Consultation will occur with the community and interested stakeholders should the proposal progress to public exhibition.
	G2 Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect	
	G3 Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions	
	G4 Serve the community by providing great customer experience, value for money and quality services	
DELIVERING ESSENTIAL INFRASTRUCTURE		
	H1 Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region	The proposed housing will sit within an integrated community with amenities accessible by walking and cycling, promoting physical activity and active transport. The community associated with NEV also have a range of transport initiatives that seek to reduce the use and need for private cars, including promotion of bicycle usage. As discussed in the Traffic and Parking Report provided at <b>Appendix D</b> , pedestrian and bicycle facilities will be enhanced with provision along Research Road and an opportunity exists to extend private bus services into the subdivision.
	H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities	
	H3 Create parking options and solutions that address the needs of residents, visitors and businesses whilst keeping in mind near future technologies including fully autonomous vehicles	
	H4 Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water	
BALANCED AND SUSTAINABLE DEVELOPMENT		
	I1 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1	The site is located to the east of the M1 in close proximity to transport corridors (Narara Train Station), Gosford City Centre and Wyoming Shopping Village.  The amendments to CCLEP 2022 seek to expand the range of housing options available to the ecovillage. This includes promoting smaller housing lots by reducing the minimum lot size from 550sqm to 450sqm and delivering a range of housing types which will provide greater housing choice and affordability to support varying household types and community needs.
	I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	
	I3 Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management	
	I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	
LIVABLE		
RELIABLE PUBLIC TRANSPORT AND CONNECTIONS		
	J1 Create adequate, reliable and accessible train services and facilities to accommodate current and future passengers	Narara Eco Village have developed its own Green Transport Plan which will reduce individual car ownership and emphasise car

Objective/Requirement		Comment
	J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport	<p>sharing schemes, use of bicycles and scooters, community bus and minivan use to provide local trips to shopping centres and public transport nodes.</p> <p>The site is located to the west of Manns Road and benefits from good road and footway access and links to the adjoining road system and public transport.</p> <p>To reduce future commuter and shopper car dependency/usage the NEV envisages several community buses making regular return journeys to Narara and Gosford rail stations and shopping centre, health care and banking facilities. Opportunities for shuttle buses and car pooling will be explored at the DA stage.</p>
	J3 Improve bus and ferry frequency and ensure networks link with train services to minimise journey times	
	J4 Design long-term, innovative and sustainable transport management options for population growth and expansion	
<b>OUT AND ABOUT IN THE FRESH AIR</b>		
	K1 Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities	<p>The site is bound by Strickland State Forest and native bushland. Access to Strickland State Forest walking trails is available via the site.</p>
	K2 Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access, inclusion and mobility to meet the needs of all community members	
	K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	
	K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of natural waterways and foreshores	
<b>HEALTHY LIFESTYLES FOR A GROWING COMMUNITY</b>		
	L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated	<p>The proposal does not seek to make any changes to the C3 and C3 zoned land. The proposal preserves and protects high quality bushland on the site.</p> <p>The proposal promotes healthy living by co-locating residential and small scale commercial uses, to accommodate community needs, promote walkability within the site and encourage social interaction. Existing and future residents also have access to ample open space and bushland surrounding the site.</p>
	L2 Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer	
	L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	
	L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs	



# 02

## **Land Use Provisions**

## **Proposed Schedule 1 – Additional Permitted Uses**

The proposed amendment to Schedule 1 in the CCLEP 2022 would likely be:

### **XX Use of certain land at 17 and 33 Gugandi Road, Narara (Narara Eco Village)**

- 1) This clause applies to Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, Part Lot 50 in DP270882 and SP103399 identified on the Additional Permitted Uses Map.*
- 2) The following development is permitted with development consent on land currently identified as Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, Part Lot 50 in DP270882 and SP103399:*
  - i) Development for the purposes of attached dwellings.*
  - ii) Development for the purposes of multi dwelling housing shall not exceed 15 multi dwelling houses.*
- 3) The following development is permitted with development consent on land currently identified as Lot 49 DP270882 and Lot 50 DP270882:*
  - iii) Restaurants or cafes*
  - iv) Take away food and drink premises*
  - v) Shop*
  - vi) Markets*
  - vii) Business premises*
- 4) Development for the purposes identified in Clause **XX** (3) shall not exceed a maximum GFA of 1,500m<sup>2</sup> including 200m<sup>2</sup> of food and drink premises.*

# 03

## **Agency Responses**

# 04

## Mapping

# 05

## **Studies**

## 05 Supporting Studies

A	Concept Plan
B	Site Photos
C	Economic Impact Assessment (March 2022) and Addendum (October 2022) - Dimasi & Co
D	Traffic Impact Assessment (November 2020) and Addendum (October 2022) – Transport and Urban Planning Pty Ltd
E	Heritage Impact Assessment - Betteridge Heritage – November 2020
F	Utility Services Report (March 2022) – Henry & Hymas
G	Water Cycle Management Plan (December 2019) and Addendum (January 2023) - Henry & Hymas
H	Strategic Bushfire Study
I	Site specific DCP
J	VPA Deed of Amendment
K	Bushland Management Plan