



Central Coast Council

Planning Proposal

Reclassification of Council Owned Land

File No: RZ/3/2023; PP_2023-2245

July 24



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Final

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

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Background & Locality Context

At the Ordinary Council Meeting of 22 August 2023 Council resolved to reclassify the following parcels of land from Community Land to Operational land:

- 18 Dane Drive Gosford
- 49-51 Mann Street Gosford
- 50W Parraweena Rd Gwandalan
- 48W Wallarah Road Gorokan
- 191 Wallarah Road Kanwal
- Part 6W Kemira Road Lake Munmorah
- 75 Bungary Road Norah Head
- Part 20 Summerland Road Summerland Point
- Part 2-4 Park Road The Entrance
- 13-15 Yaralla Road Toukley

The site Austin Butler Access, Woy Woy (part only) was originally included in this reclassification process, however at the Ordinary Council Meeting of 26 September 2023, it was resolved the site was to be removed from the process and further community feedback was to be sought. Community feedback was reported to Council on the 28th of November 2023.

This Planning Proposal has been prepared to implement the Council resolution and allow for an amendment to the *Central Coast Local Environmental Plan 2022* and *State Environmental Planning Policy (Precincts – Regional) 2021*.

During the consultation and exhibition process, further amendments were proposed and resolved to be included in the Planning Proposal, including amendments to the areas subject to reclassification at 50W Parraweena Road, Gwandalan, adjustments to the zone boundary at 6W Kemira Road, Lake Munmorah, and rezoning of some sites from RE1 – Public Recreation to RE2 – Private Recreation. Further details of amendments are outlined in the Council resolutions shown below in Part 1 and further information is provided in Part 2.

Part 1 Objectives or Intended Outcomes

The objective of this proposal is to facilitate the reclassification of Council owned land from Community Land to Operational Land and extinguish Trusts and encumbrances (where required) to allow for the future long-term lease or sale of Council owned land.

Relevant Council resolutions

At its meeting on 22 August 2023, Council considered a report on the Bulk Reclassification of Council Land. This Planning Proposal has been prepared in response to points 5 and 7 of the following resolution:

At its Ordinary Meeting of 22 August 2023, Council resolved:

137/23

That Council:

- 1 *Commence the reclassification of 80 lots of operational land located in 12 suburbs to community land in accordance with Section 34 of the Local Government Act 1993. The street addresses and legal descriptors of the 80 lots of land proposed for reclassification are listed in Attachment 1 and involve:*

- a. *four sites with improvements (five lots in all) at Glenning Valley (part of Berkley Sports Complex), Kanwal (Lakelands Community Centre), Wamberal (Wamberal Memorial Hall) and Yarramalong (St Barnabas Church); and*
 - b. *nine park and natural area sites (some of which are groups of sites, comprising 75 lots in all) at Buff Point, Davistown, Hamlyn Terrace, Jilliby, Lisarow, Noraville, Springfield and Watanobbi.*
- 2 *Publicly exhibit the proposed reclassification of these 80 lots of land from operational to community for not less than 28 days.*
- 3 *Note that once reclassified as community land, these sites will be subject to further community engagement through a future categorisation process and included in a revised Council Community Land Plan of Management.*
- 4 *Revoke Council resolutions 202/21/1, 202/21/6 and 202/21/7 of 27 July 2021 to reclassify and/or sell the following three sites of community land:*
 - a. *Land at 4 and 6 Tyrrell Place KILLARNEY VALE (Lot 479 DP 704452 and Lot 478 DP 704452);*
 - b. *Land at 8 and 10 Bay Village Road BATEAU BAY (Lot 51 DP 1154778 and Lot 2 DP 1154356); and*
 - c. *Land at 10W Woodcutters Road WOONGARAH (Lot 32 DP 1044070).*
- 5 *Commence the reclassification of the following four lots from community land to operational land in accordance with Section 34 of the Local Government Act 1993 (Attachment 2):*
 - a. *Land facing Henry Parry Drive that provides access to the former Council Chambers at 49-51 Mann St GOSFORD, being Lot 1 in DP 251476;*
 - b. *Land abutting Kanangra Drive to the east known as 50W Parraweena Drive GWANDALAN, being Lot 1 in DP 1043151;*
 - c. *Land being part of 6W Kemira Road LAKE MUNMORAH; being part of Lot 79 in DP 217918; and*
 - d. *Land at 20 Summerland Road SUMMERLAND POINT known as Summerland Sporties, and currently leased to Doyalson-Wyee RSL Club, being part of Lot 4 in DP 263812.*
- 6 *Progress the subdivision of land to facilitate reclassification of part of 6W Kemira Road LAKE MUNMORAH and part of 20 Summerland Road SUMMERLAND POINT.*
- 7 *Note Council's intention to progress resolutions 52/21 of 22 March 2022 and 202/21/8-13 of 27 July 2021 to reclassify the following seven sites from community to operational land:*
 - a. *18 Dane Street, GOSFORD, being Lot 2 DP 1011876;*
 - b. *48W Wallarah Road, GOROKAN, being Lot 2 DP 733448;*
 - c. *191 Wallarah Road, KANWAL, being Lot 21 DP 813270;*
 - d. *75 Bungary Road, NORAH HEAD, being Lot 5 Sec 24 DP 758779 and Lot 1 DP 860696;*
 - e. *Part 2-4 Park Road, THE ENTRANCE, being Lot 10 DP 1285833 (part only) and Lot 1 DP 406038 (part only);*
 - f. *13 and 15 Yaralla Road, TOUKLEY, being Lot 78 DP 20493 and Lot 79 DP 20493; and*
 - g. *Car park and curtilage, Austin Butler Access, WOY WOY, being Lot 19 DP 235385 (part only).*
- 8 *As part of the consultation process to reclassify land described in parts 5 and 7, seek community feedback on the following options with respect to Austin Butler Access, WOY WOY (Lot 9 DP 235385 [part only]):*
 - a. *Retain the site in Council ownership, or*

- b. *Proceed with the sale and allocate all proceeds from that sale via the 10-year Long Term Financial Plan to the greening of the local community, for example, via an extensive street tree planting program.*

Further to the resolution above, at the Ordinary Council Meeting of the 26 September 2023, it was resolved:

157/23

That Council:

- 1 *Notes advice provided by the Local Planning Panel and confirms that no rezoning is proposed as part of the Planning Proposal to reclassify Council land identified in Attachment 1.*
- 2 *Requests a Gateway Determination from the Minister for Planning and Public Spaces in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979, in relation to the Planning Proposal in Attachment 1, with the exception of Austin Butler Access, WOY WOY (Lot 9 DP 235385 [part only]).*
- 3 *Undertakes community and public authority consultation in accordance with the Gateway Determination requirements.*
- 4 *Receives a report to further consider the Planning Proposal following public consultation.*
- 5 *Note Part 1 of resolved Administrator's Minute being:*

Remove Austin Butler Access, WOY WOY (Lot 9 DP 235385 [part only]) from the current bulk reclassification of land process.

Council then initiated agency consultation and public exhibition of the Planning Proposal between 20 February 2024 and 18 March 2024. Two public hearings were held at the Erina Centre on the 8th of May 2024 and at Wyong Golf Club Auditorium on the 9th of May 2024.

The outcomes of exhibition and the public hearing were presented at the Ordinary Council Meeting of 25 June 2024, and it was resolved:

That Council:

- 194/24 *Endorses finalisation of the Planning Proposal for Reclassification of Council land - multiple sites – from community land to operational land (RZ/3/2023).*
- 195/24 *Requests the Minister for Planning and Public Spaces to proceed with the steps for drafting and making of the amendment to Central Coast Local Environment Plan 2022 and State Environmental Planning Policy (Precincts-Regional) 2021.*
- 196/24 *Endorses the amendments recommended by Council and the Department of Planning, Housing and Infrastructure, being:*
- a) *change the reclassification area of 50W Parraweena Road, Gwandalan to only include the area zoned E1 Local Centre,*
 - b) *rezone from RE1 to SP2 the site at 6W Kemira Road, Lake Munmorah,*
 - c) *rezone from RE1 Public Recreation to RE2 Private Recreation the sites at 48W Wallarah Road, Gorokan, 191 Wallarah Road, Kanwal and Part 2-4 Park Road, The Entrance, and*
 - d) *change the listing of 13 Yaralla Road, Toukley from Schedule 4, Part 1 of the Central Coast Local Environment Plan 2022 (no interests changed) to Schedule 4, Part 2 of the Central Coast Local Environment Plan 2022 (interests changed).*

197/24 Advises all those who made submissions during public exhibition or attended the public hearing of Council's decision.

Further details of the proposed amendments are outlined in Part 2 of this report. In addition to the above resolutions, at the Council Meeting of 25th June 2024 the Administrator moved the following Administrator Minute be received and noted:

180/24

Renewal of Lease – Gosford Bowling Club Premises – 18 Dane Drive, Gosford

Gosford Bowling Club is an affiliate of Central Coast Leagues Club and the premises at 18 Dane Drive Gosford is leased to Central Coast Leagues Club until 9 December 2024.

Central Coast Council is working with Central Coast Leagues Club to ensure that members of the Gosford Lawn Bowls community are securely accommodated at their current premises.

Council has made an offer for a full 5-year lease with the Central Coast Leagues Club which would start on 10 December 2024.

18 Dane Drive Gosford has been identified as a strategic opportunity to help secure a more active future for the Gosford CBD that compliments the adjoining Stadium and Waterfront Precinct which forms part of the overall Gosford Waterfront Masterplan.

Council acknowledges the community significance of the Gosford Bowling Club and that the benefits and programs offered at the site provide a range of activities to bowlers of all abilities, which make lawn bowls a more inclusive form of recreation. Council encourages all sporting and community clubs both in the Central Coast and elsewhere to make their recreational facilities available to all sectors of the community.

Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to *Central Coast Local Environmental Plan 2022 and State Environmental Planning Policy (Precincts – Regional) 2021* which involves the following:

- Amend Schedule 4, Part 2 of *Central Coast Local Environmental Plan 2022 (interests changed)*
- Amend Schedule 8, Part 2 of *State Environmental Planning Policy (Precincts – Regional) 2021 (interests changed)*
- Update/include relevant mapping where required

Table 1: Schedule of amendments

Schedule to be Amended	Property Details
Amend Schedule 4, Part 2 of <i>Central Coast Local Environmental Plan 2022 (interests changed)</i>	<ul style="list-style-type: none"> • Lot 2 DP733448, 48w Wallarah Road Gorokan 2263 NSW • Lot 21 DP 813270, 191 Wallarah Road Kanwal 2259 NSW • Part Lot 10 DP 1285833, Part 2-4 Park Road The Entrance 2259 NSW • Part Lot 1 DP 406038, Part 2-4 Park Road The Entrance 2259 NSW • Lot 5 Sec 24 DP 758779, 75 Bungarry Road, Norah Head 2263 NSW • Lot 1 DP 860696, 75 Bungarry Road, Norah Head 2263 NSW • Lot 79 DP 20493, 15 Yaralla Rd Toukley 2263 NSW • Lot 78 DP 20493, 13 Yaralla Rd Toukley 2263 NSW • Part Lot 79 DP 217918, Part 6W Kemira Road Lake Munmorah • Lot 4 DP 263812, Part 20 Summerland Road Summerland Point • Part Lot 1 DP 1043151, Part 50W Parraweena Road Gwandalan 2259 NSW
Amend Schedule 8, Part 2 of <i>State Environmental Planning Policy (Precincts – Regional) 2021 (interests changed)</i>	<ul style="list-style-type: none"> • Lot 2 DP 1011876, 18 Dane Drive Gosford • Lot 1 DP 251476, 49-51 Mann Street Gosford 2250 NSW

Amendments

Amendments to schedules

Following legal due diligence undertaken for all sites included in the Planning Proposal, it was since identified that the property 13 Yaralla Road, Toukley may be subject to a trust. As such Council seeks to amend the listed schedule to include 13 Yaralla Road, Toukley (Lot 78 DP 20493) in Schedule 4 Part 2 (interests changed) of the CCLEP 2022.

Zone changes for some lots

The Gateway Determination received by the Department of Planning, Housing and Infrastructure on the 15 November 2023 required an amendment to the Planning Proposal to rezone the following sites from RE1 Public Recreation to RE2 Private Recreation:

- 48W Wallarah Road Gorokan 2263 NSW (Lot 2 DP733448)
- 191 Wallarah Road Kanwal 2259 NSW (Lot 21 DP 813270)
- Part 2-4 Park Road The Entrance 2259 NSW (part Lot 10 DP 1285833 and Part of Lot 1 DP 406038)

In addition to the above-mentioned sites, the position of the SP2 – Infrastructure area at 6W Kemira Road, Lake Munmorah will be slightly extended to accommodate and align with the required road configuration and widening. This approach has previously been discussed between Council and the Department of Planning, Housing and Infrastructure.

Reclassification area adjustment at 50W Parraweena Road Gwandalan

Following public exhibition and public hearings it came to Council’s attention that the inclusion of the entire lot in the reclassification process was unnecessary and had the potential to impact on existing recreational space fronting the business park on Parraweena Road. As such the reclassification area is amended as outlined in Figure 3 to include only the E1 - Local Centre portion of the lot and exclude the RE1 – Public Recreation area. The updated part lot mapping will be provided to the Department of Planning, Housing and Infrastructure for LEP finalisation.

Figure 1: Existing zoning of 50W Parraweena Road, Gwandalan

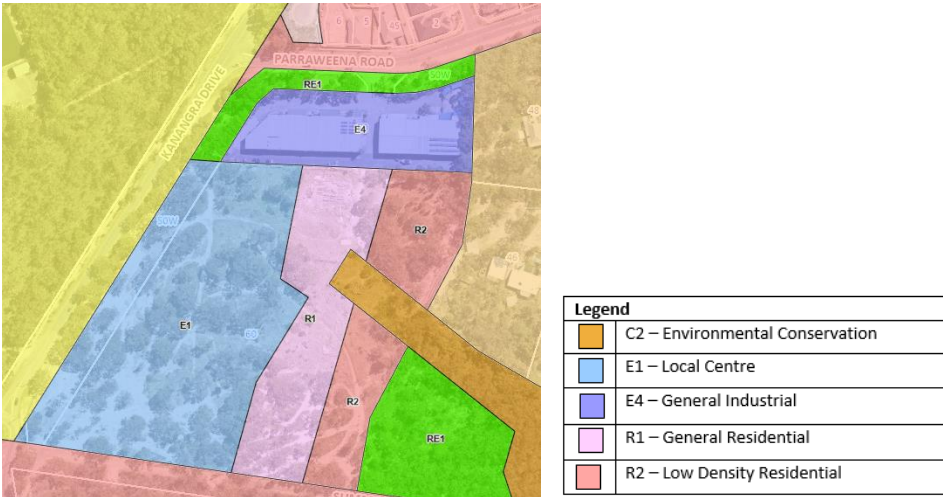


Figure 2: Part 50W Parraweena Road, Gwandalan – proposed change post exhibition



Part 3 Justification

Section A – Need for the Planning Proposal

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

Following review of Council's property assets, Council resolved at its meeting of 23 August 2023 to proceed with the reclassification of seven sites as proposed as part of previous Council resolutions (Table 2 below) and included four additional sites (Table 3 below).

Table 2: Sites resolved by Council for disposal or long-term lease and not yet processed

Site	Lot/DP	Reason for recommendation
18 Dane Drive, Gosford	Lot 2 DP 1011876	To support the Gosford waterfront and stadium revitalisation initiative by providing increased flexibility for potential future uses. This site is not proposed to be sold.
48W Wallarah Road, Gorokan	Lot 2 DP 733448	To rationalise use of land by the adjoining club either via sale or long-term lease.
191 Wallarah Road, Kanwal	Lot 21 DP 813270	To rationalise use of land by adjoining club either via sale or long-term lease.
75 Bungary Road, Norah Head	Lot 5 Sec 24 DP 758779 & Lot 1 DP 860696	To sell via open market to part-fund development of new community centre.
Part 2-4 Park Road, The Entrance	Lot 10 DP 1285833 (part only) & Lot 1 DP 406038 (part only)	To enable rebuilding of The Greens Bowling Club, either via sale or long-term lease.
13 and 15 Yaralla Road, Toukley	Lot 78 DP 20493 & Lot 79 DP 20493	To enable inclusion of land in Council's affordable housing sites portfolio, either via sale or long-term lease.

Table 3: Additional sites for reclassification

Site	Lot/DP	Reason for reclassification
Small sliver of land at 49-51 Mann Street, Gosford	Lot 1 DP 251476	The reclassification of the access lot at 49 Mann Street Gosford is recommended, as this portion of land was inadvertently omitted from the recent reclassification of land to support sale of the former Council chambers at Gosford to TAFE.
Part 50W Parraweena Rd, Gwandalan	Lot 1 DP 1043151	The reclassification of the long narrow strip of land east of Kanangra Road at Gwandalan. The reclassification of the site will enable the potential long term-lease or sale and incorporation of the site into the Gwandalan Centre proposal. Following public exhibition only part of the site is now proposed to be reclassified, as shown in the figures above.
Part 6W Kemira Road, Lake Munmorah	Lot 79 DP 217918 (part only)	Reclassification of part of the land at 6W Kemira Road Lake Munmorah to enable the dedication of the land as public road. This site is not proposed to be sold.
Part 20 Summerland Road Summerland Point	Lot 4 DP 263812 (part only)	The reclassification of the land occupied by Sporties at Summerland Point is recommended as it is intended that the land should be offered to the owner of Sporties (being Doyalson-Wyee RSL Club) on a long-term operational lease on suitable commercial terms, providing an ongoing funding stream for other Council recreational services at the same time

		as recreational facilities on-site experience substantial upgrade and modernisation.
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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 only means of achieving the objectives and intended outcomes. The reclassification of land is required to meet both the requirements of the *Environmental Planning and Assessment Act 1979* and *Local Government Act 1993*, through the preparation of a Planning Proposal.

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 proposal is consistent with the Central Coast Regional Plan 2041, the proposal will provide more affordable housing on the Central Coast (Objective 5), which is a Federal, State and Local Government priority. The proposal will also allow for the dedication of a public road which will assist in the delivery of a 300 lots subdivision at Lake Munmorah, providing housing and jobs through the construction phase of the project (Objective 1). The proposal will also assist in the revitalisation of Gosford City Centre to support the delivery of the new TAFE development (Objective 8).

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

Community Strategic Plan

The proposal is consistent with the five themes of the Community Strategic Plan, including:

Table 4: Consistency with the Community Strategic Plan

Theme	Objective
Smart	C2 - Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists
Smart	C3 - Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents.
Smart	D3 - Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers
Responsible	G2 - Engage and communicate openly and honestly with the community to build a relationship based on trust, transparency, respect and use community participation and feedback to inform decision making
Responsible	I4 - Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing

Central Coast Local Strategic Planning Statement

The *Central Coast Local Strategic Planning Statement 2020* (LSPS) guides land use planning and decision making for the future of the Central Coast LGA. The LSPS came into effect on 21 August 2020 and outlines the desired future direction for housing, employment, transport, recreation, environment and infrastructure.

The proposal is consistent with the Local Strategic Planning Statement as it will assist in the revitalisation of Gosford, allow for the rebuilding of community assets (Green Bowling Club), improve recreational facilities at Summerland Point and provide more opportunity for affordable housing on the Central Coast by the expansion of land in Council's affordable housing sites portfolio.

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).

Table 5: Consistency with SEPPs

SEPP	Applicable	Consistent
State Environmental Planning Policy (Biodiversity and Conservation) 2021.		
Chapter 2 – Vegetation in Non-Rural Areas	Y	Consistent with the provisions of this SEPP.
Chapter 3 – Koala habitat protection 2020	Y	Consistent with the provisions of this SEPP.
Chapter 4 – Koala Habitat Protection 2021	Y	Consistent with the provisions of this SEPP.
Chapter 5 – River Murray lands	Y	Consistent with the provisions of this SEPP.
Chapter 6 – Water Catchment	Y	Consistent with the provisions of this SEPP.
State Environmental Planning Policy (Housing) 2021		
Chapter 2 – Affordable Housing	Y	Consistent with the provisions of this SEPP.
Chapter 3 – Diverse Housing	Y	Consistent with the provisions of this SEPP.
Part 1: Secondary Dwellings	Y	Consistent with the provisions of this SEPP.
Part 2: Group Homes	Y	Consistent with the provisions of this SEPP.
Part 3: Co-living Housing	Y	Consistent with the provisions of this SEPP.
Part 4: Built-to-rent Housing	Y	Consistent with the provisions of this SEPP.
Part 5: Seniors Housing	Y	Consistent with the provisions of this SEPP.
Part 6: Short-term Rental Accommodation	Y	Consistent with the provisions of this SEPP.
Part 7: Conversion of Certain Serviced Apartments	Y	Consistent with the provisions of this SEPP.
Part 8: Manufactured Home Estates	Y	Consistent with the provisions of this SEPP.
Part 9: Caravan Parks	Y	Consistent with the provisions of this SEPP.
State Environmental Planning Policy (Industry and Employment) 2021.		
Chapter 3 – Advertising and Signage	N	Consistent with the provisions of this SEPP.
State Environmental Planning Policy (Planning Systems) 2021		
Chapter 2 – State and Regional Development	N	Consistent with the provisions of this SEPP.
Chapter 3 – Aboriginal Land	N	Consistent with the provisions of this SEPP.
State Environmental Planning Policy (Precincts—Regional) 2021		
Chapter 5 – Gosford City Centre	Y	Consistent with the provisions of this SEPP.
State Environmental Planning Policy (Primary Production) 2021.		
Chapter 2 - Primary Production and Rural Development	N	Consistent with the provisions of this SEPP.
Chapter 3 - Central Coast Plateau Areas	N	Consistent with the provisions of this SEPP.
State Environmental Planning Policy (Resilience and Hazards) 2021.		
Chapter 2 - Coastal Management	N	Consistent with the provisions of this SEPP.

SEPP	Applicable	Consistent
Chapter 3 – Hazardous and Offensive Development	N	Consistent with the provisions of this SEPP.
Chapter 4 - Remediation of Land	N	Consistent with the provisions of this SEPP.
State Environmental Planning Policy (Resources and Energy) 2021.		
Chapter 2 – Mining, Petroleum Production and Extractive Industries	N	Consistent with the provisions of this SEPP.
Chapter 3 – Extractive Industries in Sydney Area	N	Consistent with the provisions of this SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Chapter 2 – Infrastructure	Y	Consistent with the provisions of this SEPP.
Chapter 3 – Educational Establishments and Childcare Facilities	Y	Consistent with the provisions of this SEPP.

The proposal is generally consistent with the applicable SEPPs.

The Planning Proposal seeks to rezone the following sites from RE1 Public Recreation to RE2 Private Recreation:

- Lot 2 DP733448, 48w Wallarah Road Gorokan 2263 NSW
- Lot 21 DP 813270, 191 Wallarah Road Kanwal 2259 NSW
- Part Lot 10 DP 1285833, Part 2-4 Park Road The Entrance 2259 NSW
- Part Lot 1 DP 406038, Part 2-4 Park Road The Entrance 2259 NSW

The SP2 boundary of Part Lot 79 DP 217918, 6W Kemira Road, Lake Munmorah 2259 NSW will also be adjusted to align with the required road reserve. Other than the above listed sites, the Planning Proposal proposes the reclassification of land only. If Council determines land to be rezoned and sold in the future, a Planning Proposal will be prepared to assess the merits of the proposal.

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 6: S.9.1 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
Planning Systems			
1.1	Implementation of Regional Plans	Y	Y
1.2	Development of Aboriginal Land Council Land	Y	Y
1.3	Approval and Referral Requirements	Y	Y
1.4	Site Specific Provisions	Y	Y
1.5	Parramatta Road Corridor Urban Transformation Strategy	N	N/A

No.	Direction	Applicable	Consistent
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A
1.10	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	N	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	N	N/A
1.14	Implementation of Greater Macarthur 2040	N	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	N	N/A
1.16	North West Rail Link Corridor Strategy	N	N/A
1.17	Implementation of Bayside West Place Strategy	N	N/A
Design & Place			
2.1	Not active yet	N	N/A
Biodiversity & Conservation			
3.1	Conservation Zones	Y	Y
3.2	Heritage Conservation	Y	Y
3.3	Sydney Drinking Water Catchments	N	N/A
3.4	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N	N/A
3.5	Recreational Vehicle Areas	Y	Y
3.6	Strategic Conservation Planning	N	N/A
3.7	Public Bushland	Y	Y
Resilience & Hazards			
4.1	Flooding	Y	Y
4.2	Coastal Management	Y	Y
4.3	Planning for Bushfire Protection	Y	Y
4.4	Remediation of Contaminated Lands	Y	Y

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

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?

This Planning Proposal only proposes to rezone three sites (four lots) from RE1 Public Recreation to RE2 Private Recreation to ensure public recreation lands are not in private ownership. The objectives permitted and prohibited uses are largely the same in RE1 and RE2 zones. Aside from these sites, and the zone boundary adjustment (at 6W Kemira Road, Lake Munmorah) the Planning Proposal does not propose to rezone any other land, the intent of the proposal is to reclassify land from Community Land to Operational Land to allow for the long-term lease or sale of Council owned land.

Should a proposed future use of the land be proposed that was not permitted within the current land use zone, detailed environmental assessment would be undertaken at that time to inform any future determination on whether to rezone the land. Future development on the sites to be reclassified will require lodgement of a development application which will be determined in line with Council's Planning Controls and compliance with relevant legislation.

The proposal will not adversely affect critical habitat, threatened species, populations or ecological communities, or their habitats.

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

There are no likely environmental effects as a result of the planning proposal as the intent of the Planning Proposal is to change the classification of land. Supplementary to this reclassification, this Planning Proposal proposes to rezone four lots from RE1 Public Recreation to RE2 Private Recreation.

Should a proposed future use of the land in the Planning Proposal be proposed that was not permitted within the land use zones, detailed environmental assessment and agency consultation would be undertaken at that time to inform any future determination on whether to rezone the land.

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

Social Issues and Economic Impacts

The proposal does include 5 sites zoned RE1, these include:

1. 48W Wallarah Road, Gorokan (foreshore land Wallarah Bay Recreation Club)
2. 191 Wallarah Road, Kanwal (community hall and car park)
3. Part 2-4 Park Road, The Entrance (Greens Bowling Club – Bowling club and bowling greens only – the adjacent open space is not part of the proposal)
4. 18 Dane Drive, Gosford (Gosford City Bowling Club)
5. Part 20 Summerland Road, Summerland Point (Summerland Sporties – leased area only)

Three of these sites (four lots) will be rezoned from RE1 Public Recreation to RE2 Private Recreation. The objectives and permitted and prohibited uses are largely the same between the two recreation zones. Should a future use of the land be proposed that is not permitted within the land use zone, detailed environmental assessment would be undertaken at that time to inform any future determination on whether to rezone the land.

The Planning Proposal was reported to the Local Planning Panel on 14 September 2023, as a requirement of the plan making process. Planning Proposals must be forwarded to the Local Planning Panel for advice (the LPP is not a determining body for Planning Proposals) before Council considers whether to forward the Planning Proposal to the Minister requesting a Gateway Determination.

The Local Planning Panel considered the Planning Proposal and provided the following advice:

1. *The Panel support the reclassification of land except those sites zoned SP2 – Infrastructure or RE1 – Public Recreation. Such sites should be deferred until the completion of an environmental assessment of their rezoning potential. Once completed appropriate classification of the sites can be determined and if required any future planning proposal would include:*
 - *Rezoning of the Land including supporting environment assessment studies, and*
 - *Reclassification of the land under the Local Government Act 1993.*

Since the Local Planning Panel meeting, it was required by the Department of Planning to rezone four lots from RE1 Public Recreation to RE2 Private Recreation as part of the Planning Proposal process. Beyond this, the Planning Proposal does not intend to rezone any further sites (aside from boundary adjustments), the intent of the planning

proposal is to seek reclassification of the land. If any sites are considered for rezoning in the future, they will be subject to detailed environmental assessments and agency consultation. Further information on the sites zoned RE1 Public Recreation and SP2 – Infrastructure is provided below:

18 Dane Drive, Gosford NSW 2250 (RE1 Public Recreation)

The site at 18 Dane Drive, Gosford, which is currently occupied by the Gosford City Bowling Club, is proposed to be reclassified to operational land and retained in Council ownership. The site is leased to the Central Coast Leagues Club and the Gosford Bowling Club is provided access to the site by the Leagues Club. The lease to the Central Coast Leagues Club expires in December 2024, however another 5 year lease is to be offered to the Club.

At the Ordinary Council Meeting of 23 March 2021, Council resolved to adopt the Stadium Implementation Plan and make it available on Council's website. A key component of the Implementation Plan is to develop a precinct masterplan for the stadium and 18 Dane Drive, Gosford.

A further report to Council was prepared for the 27 April 2021 Council Meeting seeking a resolution to rezone and reclassify 18 Dane Drive, Gosford to Operational Land to enable greater opportunities defined in the Stadium Implementation Plan. This matter was deferred to allow for community consultation. Community consultation was undertaken between 30 April and 21 May 2021, the key findings from the community's submission included:

- Consideration of user groups who may be affected,
- Stadium management rights could be provided to another party,
- Support for the rezoning and reclassification process to stimulate the Stadium, and
- Request for more music concerts being held at the Stadium.

At the 22 March 2022 Ordinary Council Meeting, a further report was brought to Council on the submissions and outcomes following the public exhibition of the Central Coast Stadium- Rezoning and Reclassification proposal. Council resolved *"That Council commence the rezoning and reclassification process for Lot 2, DP 1011876 which will allow grater Masterplan outcomes"*.

Council has indicated its intention to extend a further lease to the Leagues Club, subject to agreement on lease terms. Detailed environmental investigations would be undertaken at the time that a preferred alternative use of the site is ready to progress.

Part 6W Kemira Road Lake Munmorah 2259 NSW (SP2 Infrastructure)

Following public consultation, Council resolved on the 22 November 2022 to endorse a Planning Proposal (as amended), draft Central Coast Development Control Plan Chapter (as amended) and draft Planning Agreement for lands at 6W Kemira Road and 285-325 Pacific Highway, Lake Munmorah.

The Planning Proposal sought to rezone lands from RU6 Transition and C2 Environmental Conservation to R2 Low Density Residential, SP2 Infrastructure, RE1 Public Recreation and C2 Environmental Conservation under CCLEP 2022. The subject Planning Proposal will result in the creation of an additional 300 low density residential lots.

The proposal sought to apply a SP2 Infrastructure zone to a portion of 6W Kemira Road Lake Munmorah to enable the construction of a collector road to provide access to the future residential subdivision via Chisholm Avenue and Tall Timbers Road, Lake Munmorah.

The rezoning was finalised in December 2022. The portion of 6W Kemira Road defined by the SP2 Infrastructure Zone now requires subdivision and reclassification from community to operational land before it can be dedicated as a public road.

A detailed environmental assessment was undertaken as part of the Planning Proposal (to rezone the site) and no further assessment is required. Council is not proposing to sell the site, as it will be dedicated as a public road.

Part 2-4 Park Road The Entrance 2259 NSW (RE1 Public Recreation)

The proposed reclassification of land relates to the bowling club land only and not the adjacent open space. The site is home to The Greens Bowling Club, with the land leased to The Mingara Club on a 20-year lease which was renewed in October 2022. The club is responsible for the maintenance and improvements of buildings and bowling greens.

In March 2020, a fire destroyed the club, with The Mingara Club responsible for demolition and rebuilding of the club and bowling facilities. The Mingara Club requested to purchase the land from Council to assist in obtaining the necessary finances to rebuild the club.

DA/1163/2021 was approved last year for the redevelopment of the fire damaged club. The proposed reclassification of the land from community to operation will facilitate the long term lease or sale of the land to The Mingara Club, to assist in the redevelopment of the site. The long term lease or sale of the land will not change the use of the site as a bowling club.

The site is proposed to be rezoned from RE1 Public Recreation to RE2 Private Recreation. The objectives and permitted and prohibited land uses in recreation zones are largely the same. Should a future use of the land be proposed that is not permitted within the recreation land use zones, detailed environmental assessment would be undertaken at that time to inform any future determination on whether to rezone the land.

191 Wallarah Road, Kanwal 2259 NSW (RE1 Public Recreation)

The land was transferred from the Wyong District Rugby League Football Club to Wyong Shire Council in October 1991 as part of the subdivision of land to create a youth and community centre and car park.

Wyong Leagues Club operate under license in the lower area of the club and items are also stored in the lower section of building. Community bookings are currently managed by Council's Community Facilities booking team. It is proposed that community bookings will continue under Wyong Leagues Club ownership.

The site is proposed to be reclassified to enable long term lease or sale of the property to the Wyong Rugby Leagues Club Group. The site is proposed to be rezoned from RE1 Public Recreation to RE2 Private Recreation to enable the potential sale of the site. Should a future use of the land be proposed that is not permitted within the recreation land use zones, detailed environmental assessment would be undertaken at that time to inform any future determination on whether to rezone the land.

48W Wallarah Road, Kanwal 2259 NSW (RE1 Public Recreation)

The site is used by the Wallarah Bay Recreation Club and is land-locked and therefore is only able to be accessed by water or through the club site. The site is currently licenced and maintained by the Wallarah Bay Recreation Club, which has made improvements to the land.

Council intends to reclassify the land to enable to the long term lease or sale of the land to the Wyong Rugby League Club Group. The site is proposed to be rezoned from RE1 Public Recreation to RE2 Private Recreation so enable the potential sale of the site. Should a future use of the land be proposed that is not permitted within the recreation land use zones, detailed environmental assessment would be undertaken at that time to inform any future determination on whether to rezone the land.

Part 20 Summerland Road, Summerland Point (RE1 Public Recreation)

Part of 20 Summerland Road, Summerland Point is proposed to be reclassified to allow for the long-term lease of the site to the Doyalson Wyee RSL Club, who operate Summerland Sporties. The long-term lease will allow for upgrading of the club.

The reclassification of the site will apply only to the current leased areas and not to the entire parcel of land. Should a future use of the land be proposed that is not permitted within the current land use zone, detailed environmental assessment would be undertaken at that time to inform any future determination on whether to rezone the land.

Section D – State and Commonwealth Interests

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

Aside from the RE1 to RE2 rezonings and adjustment of the zone boundary in Lake Munmorah, the Planning Proposal does not propose to rezone land and therefore there will be no change to public infrastructure requirements, through this Planning Proposal. The sites at part 50W Parraweena Road, Gwandalan and part 6W Kemira Road, Lake Munmorah are proposed to be reclassified for the purpose of allowing dedication of land as a public road.

Future development of any sites would require a development application to be lodged; public infrastructure requirements will be assessed as part of this process.

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

The Planning Proposal was referred to the NSW Rural Fire Service and the NSW Department of Climate Change, Energy, the Environment and Water (Biodiversity and Conservation Division (BCD)) for comment.

The NSW RFS raised no concerns with the proposed rezonings and noted future development on bush fire prone land is required to address the relevant requirements of *Planning for Bush Fire Protection 2019* (or equivalent). BCD also raised no objection to the proposal, provided that the reclassification does not raise development expectation to parcels that are either of high biodiversity value, flood prone or mapped coastal zones.

Part 4 Mapping

For the following sites the reclassification area only includes part of the lot:

- Part 50W Parraweena Road Gwandalan 2259 NSW
- Part 2-4 Park Road, The Entrance 2259 NSW
- Part 20 Summerland Road Summerland Point 2259 NSW
- Part 6W Kemira Road Lake Munmorah 2259 NSW

Maps for each part lot are included below. A Land Reclassification (part lots) Map is also included in Appendix D, which will be added to the CCLEP 2022 mapping.

Figure 2: 50W Parraweena Road Gwandalan 2259 NSW

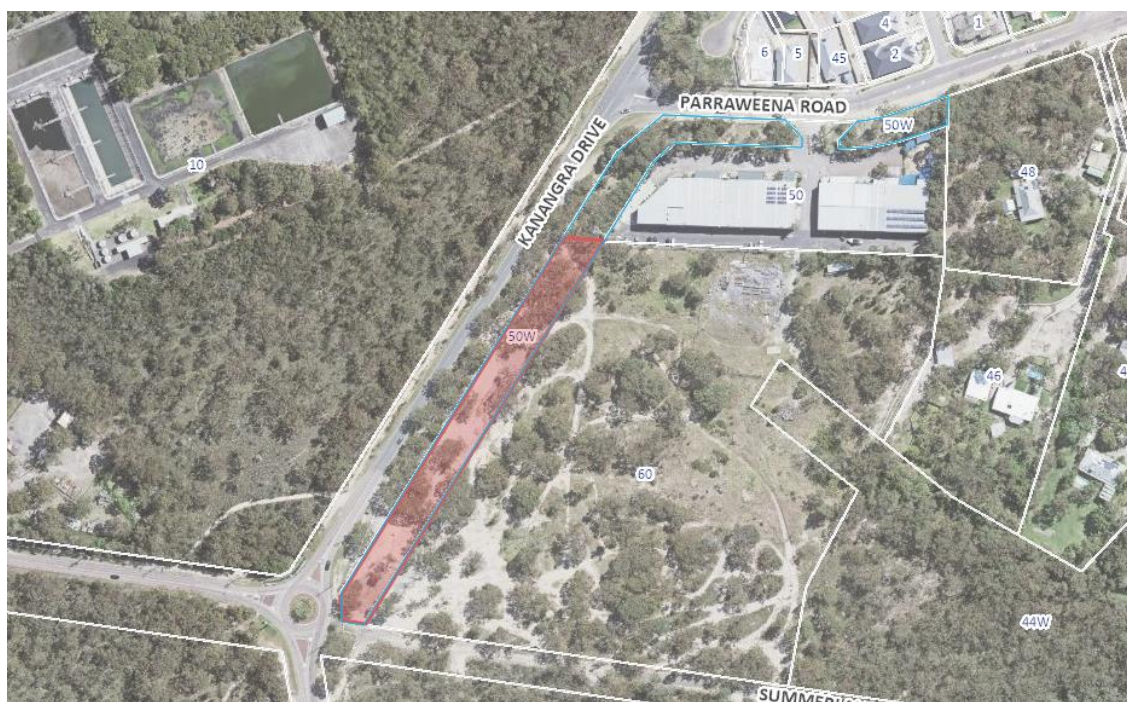


Figure 3: Part 20 Summerland Road, Summerland Point (part Lot 4 DP 263812)



Figure 4: Part 2-4 Park Road, The Entrance (Lot 10 DP 1285833)



Figure 5: Part 2-4 Park Road, The Entrance (Lot 1 DP 406038)



Figure 6: Part 6W Kemira Road, Lake Munmorah (part Lot 79 DP 217918)



Part 5 Community Consultation

The Planning Proposal was publicly exhibited between 20 February 2024 and 18 March 2024 in accordance with the Department of Planning, Housing and Infrastructure's *Guide to Preparing Local Environment Plans* and the Gateway Determination. Additionally, notification of the exhibition of the proposal will be provided to adjoining landholders. Submissions were received via Council's Your Voice Our Coast webpage.

During the public exhibition period 30 submissions were received either via Council's Your Voice Our Coast webpage, email or post. A further 5 submissions were received as late submissions. Thirty submissions object to the reclassification, 2 were impartial and 3 were in support.

Two public hearings were held, one on the 8th of May at the Erina Centre focusing on the following sites:

- Dane Drive, Gosford (Lot 2 DP 1011876)
- 49-51 Mann Street, Gosford (Lot 1 DP 251476)
- Part 2-4 Park Road, The Entrance (part Lot 10 DP 1285833 and part Lot 1 DP 406038)

The second public hearing was held on the 9th of May at Wyong Golf Club Auditorium, focusing on the following sites:

- 48W Wallarah Road, Gorokan (Lot 2 DP 733448)
- 191 Wallarah Road, Kanwal (Lot 21 DP 813270)
- 75 Bungary Road, Norah Head (Lot 5 Sec 24 DP 758779 and Lot 1 DP 860696)
- 13 and 15 Yaralla Road, Toukley (Lot 78 DP 20493 and Lot 79 DP 20493)
- 50W Parraweena Rd, Gwandalan (Lot 1 DP 1043151)
- Part 6W Kemira Road, Lake Munmorah (part Lot 79 DP 217918)
- Part 20 Summerland Road Summerland Point Lot (part Lot 4 DP 263812)

The main concerns raised via online submissions and at the public hearing are detailed in Appendix F.

Part 6 Project Timeline

Table 7: Key Project Timeframes

Action	Timeframe
Report to Council for endorsement	September 2023
Submission to DPE for Gateway Determination	October 2023
Gateway Determination Issue	November 2023
Agency consultation	December 2023– January 2024
Public exhibition <i>To be made publicly available for a minimum of 20 working days.</i>	February 2024 – March 2024
Public Hearing <i>To be held a Minimum of 21 days after completion of public consultation period.</i>	8 th of May 2024 (Erina Centre) and 9 th of May 2024 (Wyong Golf Club Auditorium)
Post exhibition report to Council	June 2024
Legal drafting and making of plan	July 2024

Supporting Documentation

Table 8: Supporting Documentation to the Planning Proposal


No.	Document
A.	Assessment of Land to be reclassified
B.	Statement of Council's Interest
C.	Reclassification Checklist (in accordance with Practice Note PN 16-001)
D.	Land Reclassification (part lots) Maps
E.	Assessment Against Ministerial Directions
F.	Response to Submissions
G.	Agency Consultation and Public Exhibition Responses

Table 9: Provided under separate cover

Document
Local Planning Panel Minutes – 14 September 2023
Council Business Paper – 26 September 2023
Council Meeting Minutes – 26 September 2023
Council Business Paper – 25 June 2024
Council Meeting Minutes – 25 June 2024
Public Hearing Report 1 – 8 May 2024
Public Hearing Report 2 – 9 May 2024


Appendix A Assessment of Land to be Reclassified

49-51 Mann Street Gosford 2250

Property Information		
Address of Property	49-51 Mann Street Gosford 2250	
Lot & Deposited Plan No.	Lot 1 DP 251476	
Lot Size	38 m ²	
Description	Small strip of land at rear of Gosford Council Chambers, adjacent to Henry Parry Drive	
Acquisition Details	At its meeting on 1 July 1975 Gosford City Council resolved that "Approval be given for an application to be made to the Department of Lands for closure of the section of roadway 4' wide and variable across Henry Parry Drive frontage, for consolidation with lot 1 DP 564021 owned by council and containing the new Administration building." Lot 1 DP 251476 vested in Council when road was closed - gazetted 5 March 1976.	


Current Zoning	B3 Commercial Core
Proposed Zoning	B3 Commercial Core (no change)
Current Classification	Community
Proposed Classification	Operational
Classification History	No classification process following purchase, and land was not included in the Gosford City Council "Local Government Act 1993 Proposed Reclassification of Land". During the time that the draft Gosford Local Environmental Plan (LEP) was on public exhibition it was advised that the land should be included in the draft Gosford LEP as Operational Land. However, as the Draft Gosford LEP was already on public exhibition, it was too deemed too late to include this lot in the Gosford LEP. A Council resolution resolving to reclassify the land had not occurred and that a public hearing had not been conducted by the asset manager.
Trusts & Interests in the Land	Land was acquired for a public purpose and for an undisclosed sum. As such the land is subject to a Public Trust which should be extinguished via the reclassification process and prior to the proposed sale.
Proposal Amendment	Reclassify the subject land from Community to Operational Land (State Environmental Planning Policy (Precincts Regional) 2021)
Reason for Amendment	The reclassification of the access lot at 49 Mann Street Gosford is recommended, as this portion of land was inadvertently omitted from the recent reclassification of land to support sale of the former Council chambers at Gosford to TAFE.
Future use of Funds from Sale	Funds from the sale of the land will be directed in part towards the promotion of the Gosford waterfront masterplan and revitalisation of the Gosford City Centre.

48w Wallarah Road Gorokan

Property Information		
Address of Property	48W Wallarah Road Gorokan 2263 NSW	
Lot & Deposited Plan No.	Lot 2 DP733448	
Lot Size	2,385 m ²	
Description	Vacant, flat, and grassed lake front land. Irregular parcel of land only accessible via neighbouring lots or via water.	
Acquisition Details	As part of 1977 Development Consent 77/304 for subdivision and development of Lots 22-26 DP 7747. The land was given to council in lieu of \$10.700 bedroom contribution. Council required the dedication in fee simple of a foreshore strip 15m wide to Council for future development by Council as public garden and recreation space.	



Current Zoning	RE1 – Public Recreation
Proposed Zoning	RE2 – Private Recreation
Current Classification	Community
Proposed Classification	Operational
Classification History	Land classified as Community upon receipt of title.
Trusts & Interests in the Land	<p>Described as Public Reserve on Deposited Plan.</p> <p>Land was conveyed for a public purpose as it was dedicated as part of developer contributions. As such the land is subject to a Public Trust which should be extinguished via the reclassification process and prior to any sale.</p> <p>C842889 Covenant Affecting Part Land to be extinguished via a separate process prior to any sale.</p> <p>G584564 Easement For Drainage to be retained and DP 733448 Right Of Way to be retained.</p>
Evidence of public reserve status or relevant interests	Land is described as Public Reserve on Deposited Plan 733448
Proposal Amendments	<p>Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)</p> <p>Rezone the land from RE1 Public Recreation to RE2 Private Recreation.</p>
Reason for Amendments	To rationalise use of land by adjoining club either via sale or long-term lease.
Current Use of the Land	The land is currently licenced and maintained by the Wallarah Bay Recreation Club
Future Use of Funds	If the land is sold net funds from the sale of the land will be directed towards Council's operational budget with the proceeds of any asset sales that were originally purchased using restricted funds to be returned to restricted funds.

191 Wallarah Road Kanwal 2259 NSW

Property Information		
Address of Property	191 Wallarah Road Kanwal 2259 NSW	
Lot & Deposited Plan No.	Lot 21 DP 813270	
Lot Size	2,433 m ²	
Description	Community Hall and associated at grade car park area	
Acquisition Details	<p>Transferred from Wyong District Rugby League Football Club to Council 24 October 1991 as part of subdivision of Lot 112 DP 738263.</p> <p>Transfer of the Youth & Community Centre Land in fee simple as part of Modified Subdivision Consent No 127/89 (Application No 0710/87).</p> <p>The credit applicable towards the subdivision upon transfer of the Youth & Community Centre Land is \$64,500.</p>	
Current Zoning	RE1 – Public Recreation	

Proposed Zoning	RE2 – Private Recreation
Current Classification	Community
Proposed Classification	Operational
Classification History	Land classified as Community upon receipt of title.
Trusts & Interests in the Land	<p>Land was conveyed for a public purpose as it was dedicated as part of developer contributions. As such the land is subject to a Public Trust which should be extinguished via the reclassification process and prior to any sale.</p> <p>DP266960 Right Of Carriageway on title to be retained.</p>
Proposal Amendments	<p>Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)</p> <p>Rezone the land from RE1 Public Recreation to RE2 Private Recreation.</p>
Reason for Amendments	<p>To rationalise use of land by adjoining club either via sale or long term lease.</p> <p>Wyong Leagues Club operate under licence in the lower area of the club and items are also stored in the lower section of building.</p> <p>Community bookings are currently managed by Council's Community Facilities Booking team. It is proposed that Community bookings will continue under Wyong Leagues Club ownership.</p>
Future use of funds	If the land is sold net funds from the sale of the land will be directed towards Council's operational budget with the proceeds of any asset sales that were originally purchased using restricted funds to be returned to restricted funds.

Part 2-4 Park Road The Entrance 2259 NSW

Property Information	
Address of Property	Part 2-4 Park Road The Entrance 2259 NSW
Lot & Deposited Plan No.	Part Lot 10 DP 1285833
Lot Size	Part Lot 6,941 m ² approx (whole lot 23,460 m ²)
Description	The Entrance Bowling club lease area consisting of 3 bowling greens, sheds, and clubhouse (now demolished following fire). The adjacent open space is not proposed to be reclassified.
Part lot	 
Acquisition Details	Taylor Park, which includes the oval, the band hall and bowling club premises, was transferred to Council ownership in 1927 by Albert Taylor, Austin Taylor and Adelia Denning for use as a park and sports and recreation ground.
Current Zoning	RE1 – Public Recreation

Proposed Zoning	RE2 – Private Recreation
Current Classification	Community
Proposed Classification	Operational
Classification History	No classification history is recorded
Trusts & Interests in the Land	<p>Land was conveyed for a nominal sum (1 Pound) and for a public purpose. As such the land is subject to a Public Trust which should be extinguished via the reclassification process.</p> <p>B580478 Caveat By The Registrar General:</p> <p>“forbid the registration of any dealing affecting part of the land..... not in accordance with the terms of a certain declaration of Trust dated 11 October 1926.</p>
Proposal Amendments	<p>Reclassify part of the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)</p> <p>Rezone from RE1 Public Recreation to RE2 Private Recreation</p> <p>Removal of Caveat B580478 (as separate process to reclassification planning submission)</p>
Reason for Amendments	To enable rebuilding of The Greens Bowling Club, either via sale or long term lease.
Future Use of Funds	If the land is sold, net funds from the sale of the land will be directed towards Council’s operational budget with the proceeds of any asset sales that were originally purchased using restricted funds to be returned to restricted funds.

Part 2-4 Park Road The Entrance 2259 NSW

Property Information	
Address of Property	Part 2-4 Park Road The Entrance 2259 NSW
Lot & Deposited Plan No.	Part of Lot 1 DP 406038
Lot Size	Part Lot 78 m ² approx. (whole Lot 82.2 m ²)
Description	Small thin parcel of land, part of bowling green
Part lot	 
Acquisition Details	Land was sold in fee simple to Wyong Shire Council ownership on 2 August 1957 by Charlotte Essie Wilson for 100 Pounds. It is noted on the 6 June 1957 transfer plan that: It is intended that the area of 5.4 Perches (136.6 sqm) be added to the land in CT Vol 4967 Fol 71 (now Lot 10 DP 1285833)


Current Zoning	RE1 – Public Recreation
Proposed Zoning	RE2 – Private Recreation (no change)
Current Classification	Community
Proposed Classification	Operational
Classification History	No
Trusts & Interests in the Land	Land was conveyed for 1 Pound and for less than what appears to be market value (at the time). Indicating a Public Trust as it was dedicated for a nominal sum for a public purpose.
Proposal Amendment	<p>Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)</p> <p>Rezone the land from RE1 Public Recreation to RE2 Private Recreation.</p>
Reason for Amendments	To enable rebuilding of The Greens Bowling Club, either via sale or long-term lease.
Future Use of Funds	If the land is sold, net funds from the sale of the land will be directed towards Council's operational budget with the proceeds of any asset sales that were originally purchased using restricted funds to be returned to restricted funds.

75 Bungary Road, Norah Head 2263 NSW

Property Information		
Address of Property	75 Bungary Road, Norah Head 2263 NSW	
Lot & Deposited Plan No.	Lot 5 Sec 24 DP 758779	
Lot Size	746 m ²	
Description	Flat, level land containing Norah Head Community Hall which is beyond repair and requires demolition.	
Acquisition Details	Lot 5 Sec 24 DP 758779 vested in Council by the Crown under s37AAA Crown Lands Consolidation Act 1913 - gazetted 16 July 1976 – parcel declared to be public reserve in the gazettal. Lot 5 Sec 24 DP 758779 former Crown	


	reserve for community hall. Parcel vested in Council on 16 July 1976 pursuant to a resumption notice and were declared in that notice to be public reserves for the purposes of the LG Act 1919.
Current Zoning	R1 - General Residential
Proposed Zoning	R1 - General Residential (no change)
Current Classification	Community (Invalid Operational Classification)
Proposed Classification	Operational
Classification History	Land classified Operational via Wyong Shire Council 1994 bulk classification. This land classification is invalid as Council had no power to classify public reserves as operational land under the bulk 1994 resolutions (LG Act Sched 6 Cl 6(3)).
Trusts & Interests in the Land	Land was vested in Council by the Crown under s37AAA Crown Lands Consolidation Act 1913. Indicating a Public Trust as it was vested for no fee and for a public purpose. As such the land is subject to a Public Trust which should be extinguished via the reclassification process and prior to the proposed sale.
Proposal Amendment	Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)
Reason for Amendment	To sell via open market to part-fund development of new community centre.
Future Use of Funds	Funds will be used to recoup the costs of the new community centre in a different location. Proceeds of any asset sales that were originally purchased using restricted funds to be returned to restricted funds.

75 Bungary Road, Norah Head 2263 NSW

Property Information	
Address of Property	75 Bungary Road, Norah Head 2263 NSW
Lot & Deposited Plan No.	Lot 1 DP 860696
Lot Size	248 m ²
Description	<div>Thin parcel of flat and level land</div> <div></div>
Acquisition Details	Lot 1 DP 860696 vested in Council by the Crown under s37AAA Crown Lands Consolidation Act 1913 - gazetted 16 July 1976 – parcel declared to be public reserve in the gazettal. Lot 1 DP 860696 former Crown Road. Parcel vested in


	Council on 16 July 1976 pursuant to a resumption notice and were declared in that notice to be public reserves for the purposes of the LG Act 1919.
Current Zoning	R1 - General Residential
Proposed Zoning	R1 - General Residential (no change)
Current Classification	Community (Invalid Operational Classification)
Proposed Classification	Operational
Classification History	Land classified Operational via Wyong Shire Council 1994 bulk classification. This land classification is invalid as Council had no power to classify public reserves as operational land under the bulk 1994 resolutions (LG Act Sched 6 Cl 6(3)).
Trusts & Interests in the Land	Land was vested in Council by the Crown under s37AAA Crown Lands Consolidation Act 1913. Indicating a Public Trust as it was vested for no fee and for a public purpose. As such the land is subject to a Public Trust which should be extinguished via the reclassification process and prior to the proposed sale.
Proposal Amendment	Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)
Reason for Amendment	To sell via open market to part-fund development of new community centre.
Future Use of Funds	Funds will be used to recoup the costs of the new community centre in a different location. Proceeds of any asset sales that were originally purchased using restricted funds to be returned to restricted funds.

13 Yaralla Rd Toukley 2263 NSW

Property Information		
Address of Property	13 Yaralla Rd Toukley 2263 NSW	
Lot & Deposited Plan No.	Lot 78 DP 20493	
Lot Size	569 m ²	
Description	Car park	
Address of Property	13 Yaralla Rd Toukley 2263 NSW	


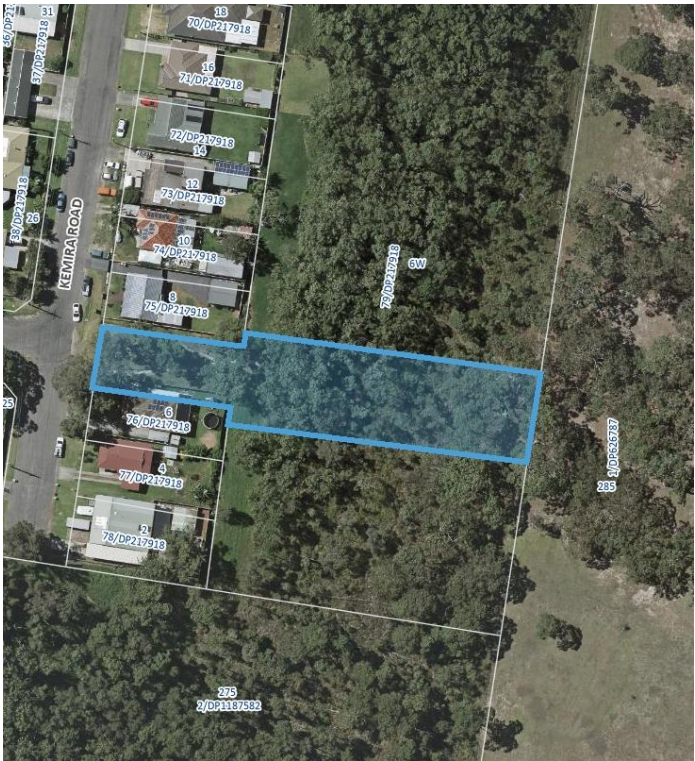
Lot & Deposited Plan No.	Lot 78 DP 20493
Acquisition Details	Land was acquired by Council via private treaty for car parking on 6.11.1996 and contracts settled on 18.12.1996. Full price was paid for the land.
Current Zoning	MU1 – Mixed Use
Proposed Zoning	MU1– Mixed Use (no change)
Current Classification	Community (Invalid Operational Classification)
Proposed Classification	Operational
Classification History	The land appears to have not been classified using the necessary procedure or within the allowable 3 months' timeframe (Local Government Act 1993 No 30 - Chapter 6 - Division 1 Classification and reclassification of public land - Section 31 Classification of land acquired after 1 July 1993). Classification is invalid and reverts to community classified land. Reclassification to operational land required.
Trusts & Interests in the Land	No, land was acquired for a public purpose (car parking) but full price was paid and no restricted funds were used to purchase Lot.
Proposal Amendment	Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)
Reason for Amendment	To enable inclusion of land in Council's affordable housing sites portfolio, either via sale or long term lease.
Future Use of Funds	If the land is sold, net funds from the sale of the land will be directed towards Council's operational budget with the proceeds of any asset sales that were originally purchased using restricted funds to be returned to restricted funds

15 Yaralla Rd Toukley 2263 NSW

Property Information		
Address of Property	15 Yaralla Rd Toukley 2263 NSW	
Lot & Deposited Plan No.	Lot 79 DP 20493	
Lot Size	569 m ²	
Description	Dwelling house	


Acquisition Details	Land was bought by Council via private treaty for car parking on 16.11.1995 and contracts settled on 14.12.1995. Full price was paid for the land.
Current Zoning	MU1 – Mixed Use
Proposed Zoning	MU1 – Mixed Use (no change)
Current Classification	Community (Invalid Operational Classification)
Proposed Classification	Operational
Classification History	<p>The land was not classified within the allowable 3 months' timeframe (Local Government Act 1993 No 30 - Chapter 6 - Division 1 Classification and reclassification of public land - Section 31 Classification of land acquired after 1 July 1993). Classification is invalid and reverts to community classified land.</p> <p>Reclassification to operational land required.</p>
Trusts & Interests in the Land	Land was acquired for a public purpose (car parking), full price was paid and but restricted funds (Section 94) were used to purchase Lot. As such the land is subject to a Public Trust which should be extinguished via the reclassification process and prior to any sale.
Proposal Amendment	Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)
Reason for Reclassification	To enable inclusion of land in Council's affordable housing sites portfolio, either via sale or long term lease.
Future Use of Funds	If the land is sold, net funds from the sale of the land will be directed towards Council's operational budget with the proceeds of any asset sales that were originally purchased using restricted funds to be returned to restricted funds

Part 6W Kemira Road Lake Munmorah 2259 NSW

Property Information	
Address of Property	Part 6W Kemira Road Lake Munmorah 2259 NSW
Lot & Deposited Plan No.	Part Lot 79 DP 217918
Lot Size	Part Lot 2,575 m ² (whole lot 18,970 m ²)
Description	Proposed road
Part lot	<div></div>
Acquisition Details	The land was acquired on 23 October 1969 by Wyong Shire Council. Land was acquired for \$1. Reason for the acquisition is unclear and the records from this period cannot be located. It would appear that the land was transferred


	to Council for a nominal fee and for a public purpose as part of the 1963 subdivision of Portion 441 Vales Point Estate No2.
Current Zoning	Part Lot SP2 Infrastructure (Road)
Proposed Zoning	No change to zoning
Current Classification	Community
Proposed Classification	Operational
Classification History	Land was not included in the 1994 Wyong Bulk Reclassification or the 2013 Wyong LEP amendment.
Trusts & Interests in the Land	<p>Land was acquired for a public purpose and for a nominal sum in lieu of contributions. As such the land is subject to a Public Trust which should be extinguished via the reclassification process.</p> <p>Land is shown as a Public Garden and recreation Space on Deposited Plan 217918.</p>
Proposal Amendment	Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)
Reason for Reclassification	<p>The 22 November 2022 Ordinary Council Meeting approved the Planning Proposal Development Control Plan Chapter and Planning Agreement on lands at 6W Kemira Road and 285-325 Pacific Highway, Lake Munmorah, following public exhibition.</p> <p>The portion of 6W Kemira Road defined by the SP2 Infrastructure Zone now requires subdivision and reclassification from community to operational land before it can be dedicated as a road.</p>
Future Use of Funds	The land is to be dedicated as public road and is not required to be sold.

18 Dane Drive, Gosford NSW 2250

Property Information	
Address of Property	18 Dane Drive, Gosford NSW 2250
Lot & Deposited Plan No.	Lot 2 DP1011876
Lot Size	6331m2
Description	<div>Gosford City Bowling Club</div> 
Acquisition Details	Erina Shire Council purchased the land in 1936 at a cost of 175 Pounds from the Railway Department. The land was described as being alongside "alongside waterside park" and it was proposed to build a municipal bowling green and tennis courts on the site.
Current Zoning	RE1 Public Recreation
Proposed Zoning	RE1 Public Recreation - No change to zoning
Current Classification	Community
Proposed Classification	Operational

Classification History	The land was not included in the operational land schedule as part of the Gosford City Council Local Government Act 1993 classification of Land. Land was acquired for a public purpose and such the land is subject to a Public Trust which should be extinguished via the reclassification process.
Trusts & Interests in the Land	Land was acquired for a public purpose and is subject to a Public Trust which should be extinguished via the reclassification process.
Proposal Amendment	Reclassify the subject land from Community to Operational Land (State Environmental Planning Policy (Precincts Regional) 2021)
Reason for Reclassification	<p>Gosford City Bowling Club is proposed to be reclassified to Operational Land and retained in Council ownership. The site is leased to the Central Coast Leagues Club and the Gosford Bowling Club is provided access to the site by the Leagues Club. The lease to the Central Coast Leagues Club expires in December 2024.</p> <p>At the Ordinary Council Meeting of 23 March 2021, Council resolved to adopt the Stadium Implementation Plan and make it available on Council's website. A key component of the Implementation plan is to develop a precinct masterplan for the stadium and 18 Dane Drive, Gosford.</p> <p>A further report to Council was prepared for the 27 April 2021 Council Meeting seeking a resolution to rezone and reclassify 18 Dane Drive, Gosford to Operational Land to enable greater opportunities defined in the Stadium Implementation Plan. This matter was deferred to allow for community consultation. Community consultation was undertaken between 30 April and 21 May 2021, the key findings from the community's submission included:</p> <ul style="list-style-type: none"> • Consideration of user groups who may be affected; • Stadium management rights could be provided to another party; • support for the rezoning and reclassification process to stimulate the Stadium • request for more music concerts being held at the Stadium. <p>At the 22 March 2022 Ordinary Council Meeting, a further report was brought to Council on the submissions and outcomes following the public exhibition of the Central Coast Stadium- Rezoning and Reclassification proposal. Council resolved <i>"That Council commence the rezoning and reclassification process for Lot 2, DP 1011876 which will allow greater Masterplan outcomes"</i>. Council is not proposing to rezone or change the current lease conditions on the site with Central Coast Leagues club.</p>
Future Use of Funds	Funds from any future sale of the land will be directed in part towards the promotion of the Gosford waterfront masterplan and revitalisation of the Gosford City Centre.

50W Parraweena Road, Gwandalan

Property Information	
Address of Property	50W Parraweena Road, Gwandalan
Lot & Deposited Plan No.	Lot 1 DP1043151
Lot Size	5456m2
Description	Vacant land
Part lot area	 
Acquisition Details	<p>Land was acquired for a public purpose following the subdivision of Lot 1 DP 740701.</p> <p>Lot 1 DP 1043151 was dedicated as a road landscape buffer in 2005 for a previous industrial subdivision and following road widening affecting Council owned Lot 1 DP 740701. Lot 1 DP 740701 was previously dedicated to Council at no cost as part of the 4 lot subdivision of the private land known as Lot 2 DP 588206 in 1987. Owners of Lot 2 DP 588206 were Cam and Sons Pty Ltd.</p>
Current Zoning	E1 Local Centre
Proposed Zoning	E1 Local Centre -No change to zoning

Current Classification	Community
Proposed Classification	Operational
Classification History	<p>Land reclassified in 2013 to operational land under Schedule 4 Part 1 of WLEP 2013. In error the site was not reclassified under Schedule 4 Part 2 to discharge the public trust as intended.</p> <p>At the Ordinary Meeting of Council held on the 26 October 2021 it was also resolved to reclassify Lot 1 DP 1043151 from operational land to community land and that Council consider a further report on the reclassification of land from community land to operational land under stage 2 of the reclassification.</p>
Trusts & Interests in the Land	Land was acquired for a public purpose and is subject to a Public Trust which should be extinguished via the reclassification process.
Proposal Amendment	Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)
Reason for Reclassification	The reclassification of the long narrow strip of land east of Kanangra Road at Gwandalan is recommended as it will allow the land to be available to deliver the proposed outcomes of the Gwandalan Centre.
Future Use of Funds	Part of the land is to be dedicated as public road and is not required to be sold.

20 Summerland Road, Summerland Point NSW 2259 (Sporties)

Property Information	
Address of Property	20 Summerland Road, Summerland Point NSW 2259
Lot & Deposited Plan No.	Lot 4 DP 263812 (Part)
Lot Size	9500m2
Description	Summerland Point Sporties
Part lot	 
Acquisition Details	Lot 4 DP 263812 was transferred to Council at no cost as part of the subdivision of Lot 102 DP 592126. The new plan for Lot 4 DP 263812 was registered on 30 December 1982 and the certificate of title vested in Council on 24 January 1983.
Current Zoning	RE1 Public Recreation
Proposed Zoning	RE1 Public Recreation - No change to zoning
Current Classification	Community

Proposed Classification	Operational
Classification History	Land was not included in the operational land schedule as part of the Wyong Shire Council Local Government Act 1993 classification of Land or the 2013 Wyong LEP Schedule 4 Classification and reclassification of public land. Land was acquired for a public purpose and for a nominal sum in lieu of contributions. As such the land is subject to a Public Trust which should be extinguished via the reclassification process.
Trusts & Interests in the Land	<p>Land was acquired for a public purpose and is subject to a Public Trust which should be extinguished via the reclassification process.</p> <p>Lot 4 in DP 263812 is notated as a Public Reserve on deposited plan 263812.</p> <p>There is caveat on the certificate of title for Lot 4 in DP 263812 from the Registrar General forbidding "the registration of any title upon which this caveat is entered of an instrument not authorised by the provisions of the Local Government Act 19191, relating to public reserves."</p>
Proposal Amendment	Reclassify the subject land from Community to Operational Land (LEP Schedule 4 Pt 2)
Reason for Reclassification	The reclassification of the land occupied by Sporties at Summerland Point is recommended as it is intended that the land should be offered to the owner of Sporties (being Doyalson-Wyee RSL Club) on a long-term operational lease on suitable commercial terms, providing an ongoing funding stream for other Council recreational services at the same time as recreational facilities on-site experience substantial upgrade and modernisation.
Future Use of Funds	The site is not proposed to be sold; it will be offered on a long-term lease to the owner of Sporties.

Appendix B Proposed Changes to Interests

Address	Lot and DP	Classification Change	Interests in Land	Proposed Change of Interests
49-51 Mann Street Gosford 2250 NSW	Lot 1 DP 251476	Community to Operational	Crown Grant	Retain
			AQ747893 Pursuant to S.111 Real property Act. 1900	Retain
			Public Trust (conveyed for a Public Purpose)	Extinguish
48w Wallarah Road Gorokan 2263 NSW	Lot 2 DP733448	Community to Operational	Crown Grant	Retain
			C318671 Land Excludes Minerals	Retain
			C842889 Covenant Affecting Part Land	Extinguish via a separate process prior to proposed sale
			G584564 Easement For Drainage	Retain
			DP733448 Right Of Way	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
191 Wallarah Road Kanwal 2259 NSW	Lot 21 DP 813270	Community to Operational	Crown Grant	Retain
			A486355 Land Excludes Minerals	Retain
			DP266960 Right Of Carriageway	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
Part 2-4 Park Road The Entrance 2259 NSW	Part Lot 10 DP 1285833	Community to Operational	Crown Grant	Retain
			B580478 Caveat By The Registrar General	Extinguish for whole Lot
			DP1285777 Easement for encroaching structure	Retain
			DP1285777 Easement for overhang	Retain
			DP1290370 Right of way and easement for carparking	Retain
			DP1290369 Easement for encroaching structure	Retain
			DP1290369 Right of way and easement for carparking	Retain

			DP806508 Plan For Lease Purposes	Retain
			DP867209 Plan For Lease Purposes	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
Part 2-4 Park Road The Entrance 2259 NSW	Part of Lot 1 DP 406038	Community to Operational	Crown Grant	Retain
			DP1285777 Easement for encroaching structure	Retain
			DP1285777 Easement for overhang	Retain
			DP1290369 Easement for encroaching structure	Retain
			DP1290369 Right of way and easement for carparking	Retain
			DP1290369 Positive covenant affecting the whole of the land	Retain
			DP806508 Plan For Lease Purposes	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
75 Bungarry Road, Norah Head 2263 NSW	Lot 5 Sec 24 DP 758779	Community to Operational	Land Excludes Minerals	Retain
			Excepting Land Below A Depth From The Surface Of 20 Metres	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
75 Bungarry Road, Norah Head 2263 NSW	Lot 1 DP 860696	Community to Operational	Land Excludes Minerals	Retain
			Excepting Land Below A Depth From The Surface Of 20 Metres	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
13 Yaralla Rd Toukley 2263 NSW	Lot 78 DP 20493	Community to Operational	Crown Grant	Retain

15 Yaralla Rd Toukley 2263 NSW	Lot 79 DP 20493	Community to Operational	Crown Grant	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
Part 6W Kemira Road Lake Munmorah	Part Lot 79 DP 217918	Community to Operational	Land Excludes Minerals	Retain
			Registered Proprietor Holds Subject To Section 340a Local Government Act, 1919	Retain
			Excepting Land Below A Depth From The Surface Of 15.24 Metres	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
18 Dane Drive Gosford	Lot 2 DP 1011876	Community to Operational	Crown Grant	Retain
			DP1011876 Right Of Carriageway And Easement (A)	Retain
			DP1011876 Easement For Services Variable Width (C)	Retain
			DP1011876 Easement For Services Variable Width (B) Appurtenant To The Land	Retain
			DP1011876 Easement For Support Variable Width (C)	Retain
			DP1011876 Easement For Support Variable Width (C) Appurtenant To The Land	Retain
			Dp1011876 Easement For Air Duct 1 Wide (D)	Retain
			DP1011876 Easement To Occupy Airspace Variable Width (E)	Retain
			DP1011876 Easement To Occupy Airspace Variable Width (E) Appurtenant To The Land	Retain
			AB891211 Lease To Central Coast Leagues Club	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
			Crown Grant	Retain

50W Parraweena Road Gwandalan 2259 NSW	Lot 1 DP 1043151	Community to Operational	Land Excludes Minerals	Retain
			DP 740701 Restriction(s) On The Use Of Land	Retain
			Public Trust (conveyed for a public purpose)	Extinguish for whole Lot
Part 20 Summerland Road Summerland Point 2259 NSW	Part Lot 4 DP 263812	Community to Operational	Crown Grant	Retain
			Land Excludes Minerals By G817877	Retain
			K200000P Caveat By The Registrar General Forbidding Unauthorised Dealings With Public Reserves	Extinguish for part Lot via separate process
			Public Trust (conveyed for a public purpose)	Extinguish for part Lot

Appendix C Reclassification Checklist (Practice Note PN 16-001)

The current and proposed classification of the land?

All parcels of land are currently classified as 'Community Land' under the *Local Government Act 1993*. It is proposed to reclassify the site to 'Operational Land' under the *Local Government Act 1993*.

Whether the land is a 'public reserve' (as defined in the *Local Government Act 1993*)

Some land parcels are defined as a 'public reserve' in the *Local Government Act 1993* as detailed in Appendix A – Assessment of Land to be Reclassified.

The strategic and site-specific merits of the reclassification and evidence to support this

Addressed throughout the Planning Proposal.

Whether the planning proposal the result of a strategic study or report

This information can be found in Appendix A – Assessment of Land to be Reclassified.

Whether the planning proposal is consistent with Council's Community Plan or other local strategic plan?

Addressed under Part 3 Section B – Relationship to Strategic Planning Framework

A summary of Council's interests in the land including how and when the land was first acquired, if Council does not own the land, the owner's consent and the nature of any trusts, etc

This information is discussed in Appendix A – Assessment of Land to be Reclassified and Appendix B – Proposed Changes to Interests. Council owns all land parcels proposed to be reclassified

Whether an interest in land proposed to be discharged, and if so, an explanation of the reasons why

Addressed in Appendix B – Proposed Changes to Interests.

The effect of the reclassification

This information is discussed in Appendix A – Assessment of Land to be Reclassified.

Evidence of public reserve status or relevant interest or lack thereof applying to the land (e.g. electronic title searches, notice in Government Gazette, trust documents)

This information is discussed in Appendix A – Assessment of Land to be Reclassified.

Current use(s) of the land, and whether uses are authorised or unauthorised.

This information is discussed in Appendix A – Assessment of Land to be Reclassified.

Current or proposed lease or agreements applying to the land, together with their duration, terms and controls

This information is discussed in Appendix A – Assessment of Land to be Reclassified.

Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when Council intends to realise its asset, either immediately after reclassification or at a later time)

This information is discussed in Appendix A – Assessment of Land to be Reclassified.

Any rezoning associated with the reclassification

As required by the Gateway Determination, the Planning Proposal also includes the rezoning of four lots (at three sites) from RE1 Public Recreation to RE2 Private Recreation. No further changes to rezonings, zone boundaries or development standards are proposed. Should a proposed future use of the land be proposed that was not permitted within the land use zones, detailed environmental assessment would be undertaken at that time to inform any future determination on whether to rezone the land. Further information can be found in Appendix B – Proposed Changes to Interests.

How Council may or will benefit financially, and how these funds will be used

Financial benefit could arise if any of the land parcels were sold to another party. The financial outcome would be dependent on the price achieved from the eventual sale of the land.

How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant

This Planning Proposal does not commit funds to proposed open space or specific improvements.

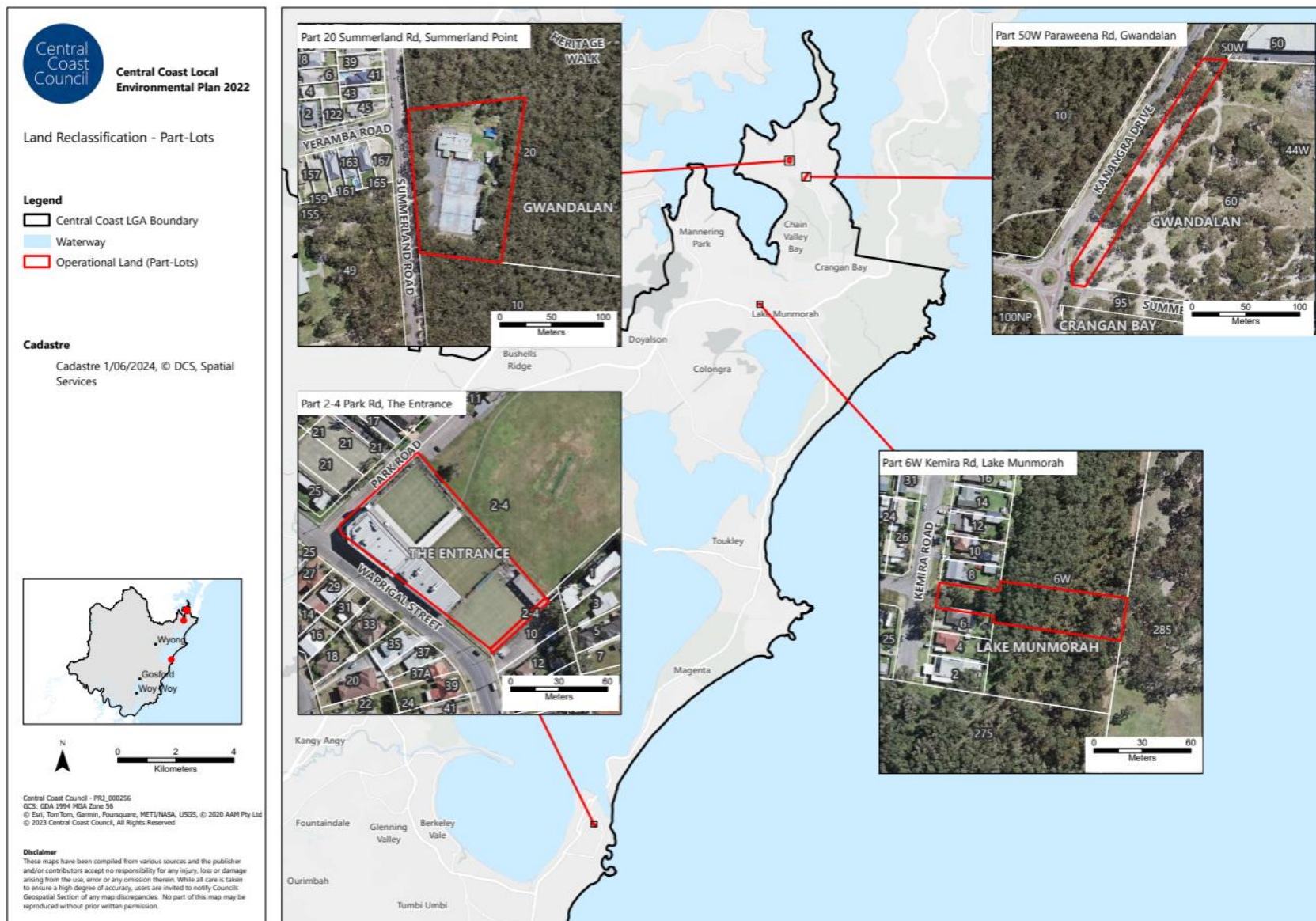
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot

This information is included in Appendix D – Land Reclassification (part lots) Map

Preliminary comments by a relevant government agency, including an agency that dedicate the land to Council, if applicable

The land is owned by Council. No formal consultation with State or Commonwealth public authorities has been undertaken at this stage nor is proposed. However, consultation has been undertaken with State agencies in accordance with the Gateway Determination.

Appendix D Land Reclassification (part lots) Maps



Property Information

Address of Property

Part 2-4 Park Road The Entrance 2259 NSW

Lot & Deposited Plan No.

Part Lot 10 DP 1285833

Lot Size

Part Lot 6,941 m² approx (whole lot 23,460 m²)



Property Information

Address of Property

Part 2-4 Park Road The Entrance 2259 NSW

Lot & Deposited Plan No.

Part of Lot 1 DP 406038

Lot Size

Part Lot 78 m² approx. (whole Lot 82.2 m²)



Property Information

Address of Property

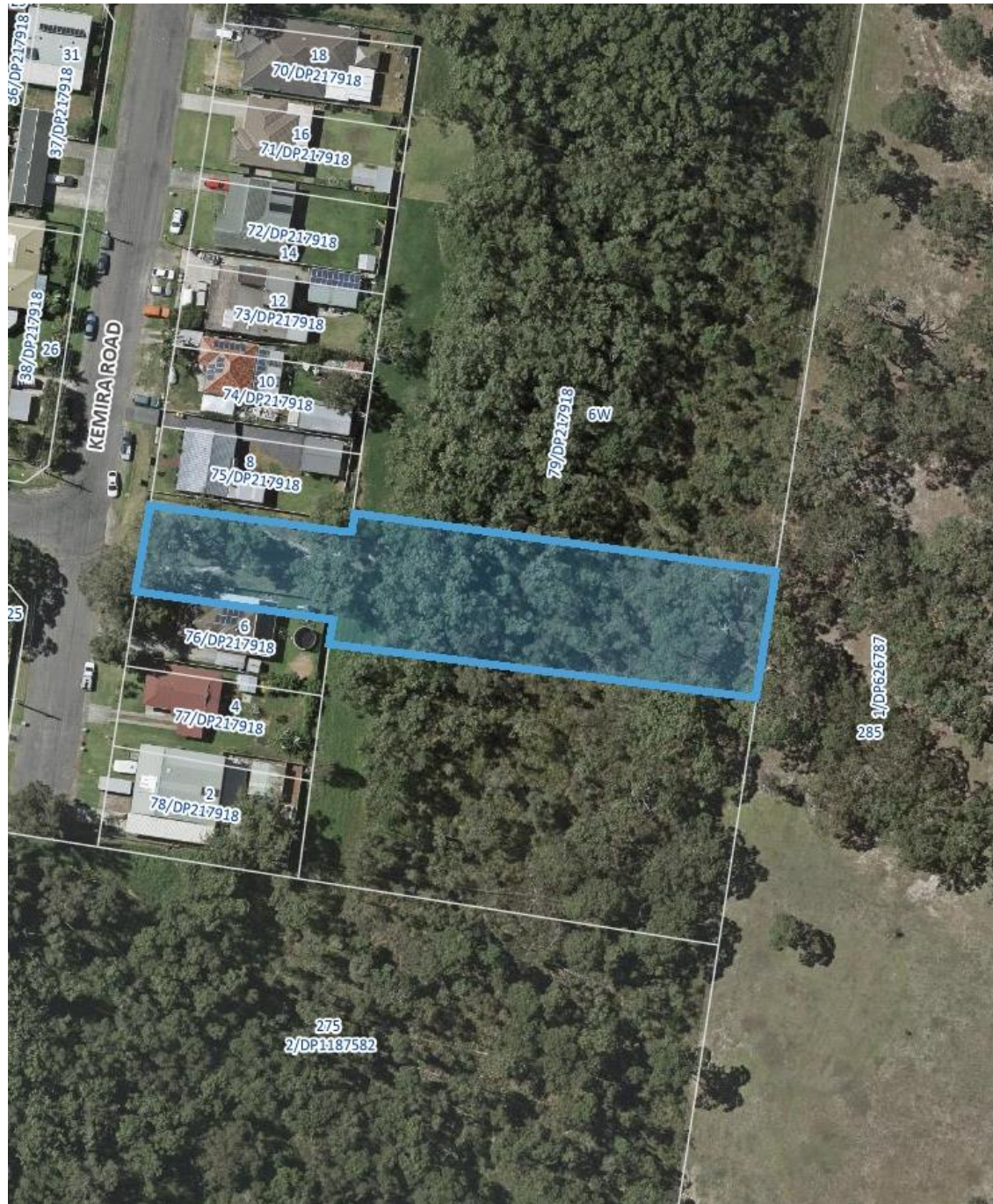
Part 6W Kemira Road Lake Munmorah 2259 NSW

Lot & Deposited Plan No.

Part Lot 79 DP 217918

Lot Size

Part Lot 2,575 m² (whole lot 18,970 m²)



Property Information

Address of Property

Part 20 Summerland Road Summerland Point 2259
NSW

Lot & Deposited Plan No.

Part Lot 4 DP 263812

Lot Size

Part Lot 1,500 m² Approx. (whole Lot 10.53 ha)



Property Information

Address of Property

Part 50W Parraweena Road, Gwandalan NSW 2259

Lot & Deposited Plan No.

Part Lot 1 DP 1043151

Lot Size

Part Lot 4,650 m² Approx. (whole Lot 5456m²)



Appendix E Assessment against Ministerial Directions

Planning Systems	Comments
1.1 Implementation of Regional Plans	
1. <i>Planning proposals must be consistent with a Regional Plan released by the Minister for Planning and Public Spaces.</i>	Applicable The Proposal is consistent with this direction.
1.2 Development of Aboriginal Land Council Land	
1. <i>When preparing a planning proposal to which this direction applies, the planning proposal authority must take into account:</i> (a) <i>any applicable development delivery plan made under the chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021; or</i> (b) <i>if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction.</i>	Not Applicable The Proposal is consistent with this direction.
1.3 Approval and Referral Requirements	
1. <i>A planning proposal to which this direction applies must:</i> (a) <i>minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</i> (b) <i>not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</i> i. <i>the appropriate Minister or public authority, and</i> ii. <i>the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and</i> (c) <i>not identify development as designated development unless the relevant planning authority:</i> i. <i>can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and</i> ii. <i>has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</i>	Applicable The Proposal is consistent with this direction.
1.4 Site Specific Provisions	
1. <i>A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</i> (a) <i>allow that land use to be carried out in the zone the land is situated on, or</i>	Not Applicable The Proposal is consistent with this direction.

Planning Systems	Comments
<p>(b) <i>rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</i></p> <p>(c) <i>allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</i></p> <p>2. <i>A planning proposal must not contain or refer to drawings that show details of the proposed development.</i></p>	
1.5 Parramatta Road Corridor Urban Transformation Strategy	
<p>1. <i>A planning proposal that applies to land in the nominated local government areas within the Parramatta Road Corridor must:</i></p> <p>(a) <i>give effect to the objectives of this direction,</i></p> <p>(b) <i>be consistent with the Strategic Actions within the Parramatta Road Corridor Urban Transformation Strategy (November, 2016),</i></p> <p>(c) <i>be consistent with the Parramatta Road Corridor Planning and Design Guidelines (November, 2016) and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant Precinct Guidelines,</i></p> <p>(d) <i>be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016), and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, as applicable,</i></p> <p>(e) <i>contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),</i></p> <p>(f) <i>be consistent with the relevant District Plan.</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
<p>1. <i>Planning proposals to which this direction applies shall be consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy.</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
<p>1. <i>Planning proposals shall be consistent with the interim Plan published in July 2017.</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government</p>

Planning Systems	Comments
	Area (or former Wyong or Gosford LGAs).
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
1. <i>A planning proposal is to be consistent with the Interim Land Use and Infrastructure Implementation Plan and Background Analysis, approved by the Minister for Planning and Public Spaces and as published on 5 August 2017 on the website of the Department of Planning, Industry and Environment (Implementation Plan).</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	
1. <i>A planning proposal is to be consistent with the precinct plans approved by the Minister for Planning and Public Spaces and published on the Department's website on 22 December 2017.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.10 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	
1. <i>A planning proposal is to be consistent with the Western Sydney Aerotropolis Plan approved by the Minister for Planning and Public Spaces and as published on 10 September 2020 on the website of the Department of Planning, Industry and Environment.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.11 Implementation of Bayside West Precincts 2036 Plan	
1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the Bayside West Precincts 2036 Plan, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website in September 2018.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	
1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the following principles:</i> <i>(a) Enable the environmental repair of the site and provide for new recreation opportunities;</i> <i>(b) Not compromise future transport links (such as the South-East Mass Transit link identified in Future Transport 2056 and the Greater Sydney Region Plan) that will include the consideration of the preserved surface infrastructure corridor, noting constraints, including the Cooks River, geology, Sydney Airport and existing infrastructure will likely necessitate consideration of future sub-surface solutions and potential surface support uses;</i> <i>(c) Create a highly liveable community that provides choice for the needs of residents, workers and visitors to Cooks Cove;</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Planning Systems	Comments
<p>(d) <i>Ensure best practice design and a high quality amenity with reference to the NSW design policy Better Placed;</i></p> <p>(e) <i>Deliver an enhanced, attractive, connected and publicly accessible foreshore and public open space network and protect and enhance the existing market garden;</i></p> <p>(f) <i>Safeguard the ongoing operation of Sydney Airport;</i></p> <p>(g) <i>Enhance walking and cycling connectivity and the use of public transport to encourage and support a healthy and diverse community and help deliver a 30-minute city;</i></p> <p>(h) <i>Deliver a safe road network that balances movement and place, provides connections to the immediate and surrounding areas, and is cognisant of the traffic conditions in this area; and</i></p> <p>(i) <i>Enhance the environmental attributes of the site, including protected flora and fauna, riparian areas and wetlands and heritage. The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</i></p>	
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	
<p>1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the St Leonards and Crows Nest 2036 Plan, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website on 29 August 2020.</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
1.14 Implementation of Greater Macarthur 2040	
<p>1. <i>A planning proposal authority must ensure that a planning proposal is consistent with Greater Macarthur 2040, approved by the Minister for Planning and Public Spaces and as published on 19 November 2018 on the website of the Department of Planning, Industry and Environment.</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
1.15 Implementation of the Pyrmont Peninsula Place Strategy	
<p>1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the Pyrmont Peninsula Place Strategy, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website on 11 December 2020, including that it:</i></p> <p>(a) <i>gives effect to the objectives of this direction and the Vision (Part 5) of the Pyrmont Peninsula Place Strategy,</i></p> <p>(b) <i>is consistent with the 10 directions (Part 6) and Structure Plan (Part 8) in the Pyrmont Peninsula Place Strategy,</i></p> <p>(c) <i>delivers on envisaged future character for sub-precincts (Part 9), including relevant place priorities in the Pyrmont Peninsula Place Strategy, and</i></p> <p>(d) <i>supports the delivery of the Big Moves (Part 7) in the Pyrmont Peninsula Place Strategy.</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Planning Systems	Comments
1.16 North West Rail Link Corridor Strategy	
<p>1. A planning proposal that applies to land located within the NWRL Corridor must:</p> <ul style="list-style-type: none"> (a) give effect to the objectives of this direction (b) be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts (c) promote the principles of transit-oriented development (TOD) of the NWRL Corridor Strategy. 	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
1.17 Implementation of the Bays West Place Strategy	
<p>1. A planning proposal authority must ensure that a planning proposal is consistent with the Bays West Place Strategy, approved by the Minister for Planning and published on the Department of Planning and Environment website on 15 November 2021, including that it:</p> <ul style="list-style-type: none"> (a) gives effect to the objectives of this Direction and the Vision of the Bays West Place Strategy, (b) is consistent with the 14 Directions and Structure Plan(s) in the Bays West Place Strategy, (c) delivers on envisaged future character for sub-precincts, and (d) supports the delivery of the Big Moves in the Bays West Place Strategy 	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Design & Place	Comments
2.1	

Biodiversity & Conservation	Comments
3.1 Conservation Zones	
<p>1. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>2. A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.3 (2) of "Rural Lands".</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
3.2 Heritage Conservation	

Biodiversity & Conservation	Comments		
<p>1. A planning proposal must contain provisions that facilitate the conservation of:</p> <ul style="list-style-type: none"> (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. 	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>		
3.3 Sydney Drinking Water Catchments			
<p>1. A planning proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:</p> <ul style="list-style-type: none"> (a) new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality, and (b) future land use in the Sydney drinking water catchment should be matched to land and water capability, and (c) the ecological values of land within a Special Area that is: <ul style="list-style-type: none"> i. reserved as national park, nature reserve or state conservation area under the National Parks and Wildlife Act 1974, or ii. declared as a wilderness area under the Wilderness Act 1987, or iii. owned or under the care control and management of the Sydney Catchment Authority, should be maintained. <p>2. When preparing a planning proposal that applies to land within the Sydney drinking water catchment, the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) ensure that the proposal is consistent with chapter 9 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and (b) give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by the Sydney Catchment Authority, and (c) zone land within the Special Areas owned or under the care control and management of Sydney Catchment Authority generally in accordance with the following: <table border="1" data-bbox="215 1957 858 2018"> <tr> <td data-bbox="215 1957 539 2018">Land</td><td data-bbox="539 1957 858 2018">Zone under Standard Instrument (Local</td></tr> </table>	Land	Zone under Standard Instrument (Local	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
Land	Zone under Standard Instrument (Local		

Biodiversity & Conservation		Comments							
<table><tr><td></td><td>Environmental Plans) Order 2006</td></tr><tr><td>Land reserved under the National Parks and Wildlife Act 1974</td><td>C1 National Parks and Nature Reserves</td></tr><tr><td>Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level</td><td>C2 Environmental Conservation</td></tr><tr><td>Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.</td><td>SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)</td></tr></table>		Environmental Plans) Order 2006	Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves	Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation	Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)	
	Environmental Plans) Order 2006								
Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves								
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Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)								
<p>and</p> <p>(d) consult with the Sydney Catchment Authority, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (1) of this direction, and</p> <p>(e) include a copy of any information received from the Sydney Catchment Authority as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP&A Act.</p>									
3.4 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs									
<p>1. A planning proposal that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or an overlay and associated clause must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Councils C Zone Review Final Recommendations.</p>		<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>							
3.5 Recreational Vehicle Areas									
<p>1. A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983):</p> <p>(a) where the land is within a conservation zone,</p> <p>(b) where the land comprises a beach or a dune adjacent to or adjoining a beach,</p> <p>(c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration:</p> <p>i. the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and</p>		<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>							

Biodiversity & Conservation	Comments
<p>ii. <i>the provisions of the guidelines entitled Recreation Vehicles Act 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.</i></p>	
3.6 Strategic Conservation Planning	
<p>1. <i>A planning proposal authority must be satisfied that a planning proposal that applies to avoided land identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with:</i></p> <ul style="list-style-type: none"> <i>(a) the protection or enhancement of native vegetation,</i> <i>(b) the protection or enhancement of riparian corridors, including native vegetation and water quality,</i> <i>(c) the protection of threatened ecological communities, threatened species and their habitats,</i> <i>(d) the protection or enhancement of koala habitat and corridors, and</i> <i>(e) the protection of matters of national environmental significance.</i> <p>2. <i>A planning proposal authority must be satisfied that a planning proposal that applies to a strategic conservation area identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with:</i></p> <ul style="list-style-type: none"> <i>(a) the protection or enhancement of native vegetation,</i> <i>(b) the minimisation of impacts on areas of regionally significant biodiversity, including threatened ecological communities, threatened species and their habitats,</i> <i>(c) the protection or enhancement of koala habitat and corridors, including habitat connectivity and fauna movement, and links to ecological restoration areas, and</i> <i>(d) the maintenance or enhancement of ecological function.</i> <p>3. <i>A planning proposal must not rezone land identified as avoided land in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to:</i></p> <ul style="list-style-type: none"> <i>(a) a rural, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.</i> <p>4. <i>A planning proposal must not rezone land identified as a strategic conservation area in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to:</i></p> <ul style="list-style-type: none"> <i>(a) RU4, RU5, RU6, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.</i> 	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
3.7 Public Bushland	
<p><i>The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by:</i></p> <ul style="list-style-type: none"> <i>(a) preserving:</i> <ul style="list-style-type: none"> <i>i biodiversity and habitat corridors,</i> 	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Biodiversity & Conservation	Comments
<ul style="list-style-type: none"> ii links between public bushland and other nearby bushland, iii bushland as a natural stabiliser of the soil surface, iv existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores, v the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of the land, and <p>(b) mitigating disturbance caused by development,</p> <p>(c) giving priority to retaining public bushland.</p>	
3.10 Water Catchment Protection	
<p>The objectives of this direction are to:</p> <p>(a) maintain and improve the water quality (including ground water) and flows of natural waterbodies, and reduce urban run-off and stormwater pollution</p> <p>(b) protect and improve the hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity</p> <p>(c) protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users</p> <p>(d) protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
4.1 Flooding	
<ol style="list-style-type: none"> 1. A planning proposal must include provisions that give effect to and are consistent with: <ul style="list-style-type: none"> (a) the NSW Flood Prone Land Policy, (b) the principles of the Floodplain Development Manual 2005, (c) the Considering flooding in land use planning guideline 2021, and (d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council. 2. A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones. 3. A planning proposal must not contain provisions that apply to the flood planning area which: <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit development for the purposes of residential accommodation in high hazard areas, 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p> <p>The Planning Proposal does not seek to increase the development potential of land that is of high biodiversity value, flood prone or within a coastal zone. Any future development or rezonings would require detailed assessments consistent with these directions.</p>

Resilience & Hazards	Comments
<ul style="list-style-type: none"> (d) permit a significant increase in the development and/or dwelling density of that land, (e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent, (g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or (h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event. <p>4. A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or (f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities. <p>5. For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>	
4.2 Coastal Management	
<p>1. A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> (a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas; (b) the NSW Coastal Management Manual and associated Toolkit; (c) NSW Coastal Design Guidelines 2003; and (d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p> <p>The Planning Proposal does not seek to increase the development</p>

Resilience & Hazards	Comments
<p><i>Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</i></p> <ol style="list-style-type: none"> 2. <i>A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:</i> <ol style="list-style-type: none"> (a) <i>within a coastal vulnerability area identified by the State Environmental Planning Policy (Coastal Management) 2018; or</i> (b) <i>that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:</i> <ol style="list-style-type: none"> i. <i>by or on behalf of the relevant planning authority and the planning proposal authority, or</i> ii. <i>by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</i> 3. <i>A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 3 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.</i> 4. <i>A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under the State Environmental Planning Policy (Coastal Management) 2018:</i> <ol style="list-style-type: none"> (a) <i>Coastal wetlands and littoral rainforests area map;</i> (b) <i>Coastal vulnerability area map;</i> (c) <i>Coastal environment area map; and</i> (d) <i>Coastal use area map.</i> <p><i>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.</i></p> 	<p>potential of land that is of high biodiversity value, flood prone or within a coastal zone. Any future development or rezonings would require detailed assessments consistent with these directions.</p>
4.3 Planning for Bushfire Protection	
<ol style="list-style-type: none"> 1. <i>In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</i> 2. <i>A planning proposal must:</i> <ol style="list-style-type: none"> (a) <i>have regard to Planning for Bushfire Protection 2019,</i> (b) <i>introduce controls that avoid placing inappropriate developments in hazardous areas, and</i> (c) <i>ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).</i> 3. <i>A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</i> <ol style="list-style-type: none"> (a) <i>provide an Asset Protection Zone (APZ) incorporating at a minimum:</i> 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p> <p>The Planning Proposal does not seek to increase the development potential of land that is of high biodiversity value, flood prone or within a coastal zone. Any future development or rezonings would require detailed assessments consistent with these directions.</p>

Resilience & Hazards	Comments
<ul style="list-style-type: none"> i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area.</p>	
4.4 Remediation of Contaminated Lands	
<p>1. A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <ul style="list-style-type: none"> (a) the planning proposal authority has considered whether the land is contaminated, and (b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. <p>In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>2. Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
4.5 Acid Sulfate Soils	

Resilience & Hazards	Comments
<ol style="list-style-type: none"> 1. <i>The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</i> 2. <i>When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</i> <ol style="list-style-type: none"> (a) <i>the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or</i> (b) <i>other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</i> 3. <i>A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</i> 4. <i>Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).</i> 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
4.6 Mine Subsidence & Unstable Land	
<ol style="list-style-type: none"> 1. <i>When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must:</i> <ol style="list-style-type: none"> (a) <i>consult Subsidence Advisory NSW to ascertain:</i> <ol style="list-style-type: none"> i. <i>if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and</i> ii. <i>the scale, density and type of development that is appropriate for the potential level of subsidence, and</i> (b) <i>Incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and</i> (c) <i>include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act.</i> 2. <i>A planning proposal must not permit development on land.</i> 	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Transport & Infrastructure	Comments
5.1 Integrating Land Use & Transport	
<p>1. <i>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</i></p> <p>(a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i></p> <p>(b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
5.2 Reserving Land for Public Purposes	
<p>1. <i>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).</i></p> <p>2. <i>When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</i></p> <p>(a) <i>reserve the land in accordance with the request, and</i></p> <p>(b) <i>include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</i></p> <p>(c) <i>identify the relevant acquiring authority for the land.</i></p> <p>3. <i>When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</i></p> <p>(a) <i>include the requested provisions, or</i></p> <p>(b) <i>take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</i></p> <p>4. <i>When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
5.3 Development Near Regulated Airports and Defence Airfields	
<p>1. <i>In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must:</i></p> <p>(a) <i>consult with the lessee/operator of that airport;</i></p> <p>(b) <i>take into consideration the operational airspace and any advice from the lessee/operator of that airport;</i></p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Transport & Infrastructure	Comments
<p>(c) <i>for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</i></p> <p>(d) <i>not allow development types that are incompatible with the current and future operation of that airport.</i></p> <p>2. <i>In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</i></p> <p>(a) <i>consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</i></p> <p>(b) <i>for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</i></p> <p>(c) <i>not allow development types that are incompatible with the current and future operation of that airport.</i></p> <p>(d) <i>obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</i></p> <p>3. <i>In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</i></p> <p>(a) <i>consult with the Department of Defence if:</i></p> <p style="padding-left: 20px;">i. <i>the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or</i></p> <p style="padding-left: 20px;">ii. <i>no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield.</i></p> <p>(b) <i>for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</i></p> <p>(c) <i>not allow development types that are incompatible with the current and future operation of that airfield.</i></p> <p>4. <i>A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic-Aircraft Noise Intrusion – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:</i></p> <p>(a) <i>for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or</i></p> <p>(b) <i>for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</i></p> <p>(c) <i>for commercial or industrial purposes where the ANEF is above 30.</i></p> <p>5. <i>A planning proposal must not contain provisions for residential development or to increase residential densities within the 20</i></p>	

Transport & Infrastructure	Comments
<i>Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.</i>	
5.4 Shooting Ranges	
<p>1. <i>A planning proposal must not seek to rezone land adjacent to and/or adjoining an existing shooting range that has the effect of:</i></p> <ul style="list-style-type: none"> <i>(a) permitting more intensive land uses than those which are permitted under the existing zone; or</i> <i>(b) permitting land uses that are incompatible with the noise emitted by the existing shooting range.</i> 	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Housing	Comments
6.1 Residential Zones	
<p>1. <i>A planning proposal must include provisions that encourage the provision of housing that will:</i></p> <ul style="list-style-type: none"> <i>(a) broaden the choice of building types and locations available in the housing market, and</i> <i>(b) make more efficient use of existing infrastructure and services, and</i> <i>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</i> <i>(d) be of good design.</i> <p>2. <i>A planning proposal must, in relation to land to which this direction applies:</i></p> <ul style="list-style-type: none"> <i>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</i> <i>(b) not contain provisions which will reduce the permissible residential density of land.</i> 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
6.2 Caravan Parks and Manufactured Home Estates	
<p>1. <i>In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</i></p> <ul style="list-style-type: none"> <i>(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</i> <i>(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.</i> <p>2. <i>In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</i></p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Housing	Comments
<p>(a) take into account the categories of land set out in Schedule 6 of State Environmental Planning Policy (Housing) as to where MHEs should not be located,</p> <p>(b) take into account the principles listed in clause 9 Schedule 5 of State Environmental Planning Policy (Housing)(which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and</p> <p>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent..</p>	

Industry & Employment	Comments
7.1 Business & Industrial Zones	
<p>1. A planning proposal must:</p> <p>(a) give effect to the objectives of this direction,</p> <p>(b) retain the areas and locations of existing business and industrial zones,</p> <p>(c) not reduce the total potential floor space area for employment uses and related public services in business zones,</p> <p>(d) not reduce the total potential floor space area for industrial uses in industrial zones, and</p> <p>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	
<p>1. The council must include provisions which give effect to the following principles in a planning proposal to which this direction applies:</p> <p>(a) non-hosted short term rental accommodation periods must not be reduced to be less than 90 days</p> <p>(b) the reasons for changing the non-hosted short-term rental accommodation period should be clearly articulated</p> <p>(c) there should be a sound evidence base for the proposed change, including evidence of the availability of short-term rental accommodation in the area (or parts of the area) in the 12 months preceding the proposal, relative to the amount of housing in the area, and trend data on the availability of short-term rental accommodation over the past 5 years.</p> <p>(d) the impact of reducing the non-hosted short-term rental accommodation period should be analysed and explained, including social and economic impacts for the community in general, and impacted property owners specifically.</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	
<p>1. A planning proposal that applies to land located on “within town” segments of the Pacific Highway must provide that:</p>	<p>Not Applicable</p>

Industry & Employment	Comments																				
<p>(a) new commercial or retail development must be concentrated within distinct centres rather than spread along the highway;</p> <p>(b) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway; and</p> <p>(c) for the purposes of this paragraph, “within town” means areas which, prior to the draft local environmental plan, have an urban zone (e.g.: “village”, “residential”, “tourist”, “commercial”, “industrial”, etc) and where the Pacific Highway speed limit is less than 80km/hour.</p> <p>2. A planning proposal that applies to land located on “out-of-town” segments of the Pacific Highway must provide that:</p> <p>(a) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this direction;</p> <p>(b) development with frontage to the Pacific Highway must consider the impact the development has on the safety and efficiency of the highway; and</p> <p>(c) for the purposes of this paragraph, “out-of-town” means areas which, prior to the draft local environmental plan, do not have an urban zone (e.g.: “village”, “residential”, “tourist”, “commercial”, “industrial”, etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater.</p> <p>3. Notwithstanding the requirements of paragraphs (1) and (2), the establishment of highway service centres may be permitted at the localities listed in Table 1, provided that Roads and Maritime Services is satisfied that the highway service centre(s) can be safely and efficiently integrated into the Highway interchange(s) at those localities. For the purposes of this paragraph, a highway service centre has the same meaning as is contained in the Standard Instrument (Local Environmental Plans) Order 2006.</p> <p>Table 1: Highway service centres that can proceed</p> <table> <tr> <th>Town</th><th>Locality</th></tr> <tr> <td>Chinderah</td><td>Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)</td></tr> <tr> <td>Ballina</td><td>Teven Road interchange</td></tr> <tr> <td>Macleay</td><td>Southern interchange</td></tr> <tr> <td>Woolgoolga</td><td>Northern interchange at Arrawarra</td></tr> <tr> <td>Nambucca Heads</td><td>Nambucca Heads interchange</td></tr> <tr> <td>Kempsey</td><td>South Kempsey interchange</td></tr> <tr> <td>Port Macquarie</td><td>Oxley Highway interchange (both sides of the Pacific Highway)</td></tr> <tr> <td>Taree</td><td>Old Bar Road interchange</td></tr> <tr> <td>Tomago</td><td>In the vicinity of Tomago Road / South Heatherbrae</td></tr> </table>	Town	Locality	Chinderah	Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)	Ballina	Teven Road interchange	Macleay	Southern interchange	Woolgoolga	Northern interchange at Arrawarra	Nambucca Heads	Nambucca Heads interchange	Kempsey	South Kempsey interchange	Port Macquarie	Oxley Highway interchange (both sides of the Pacific Highway)	Taree	Old Bar Road interchange	Tomago	In the vicinity of Tomago Road / South Heatherbrae	<p>The Proposal is consistent with this direction.</p>
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Resources & Energy	Comments
8.1 Mining, Petroleum Production and Extractive Industries	
<p>1. In the preparation of a planning proposal affected by this direction, the relevant planning authority must:</p> <p>(a) consult the Secretary of the Department of Primary Industries (DPI) to identify any:</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resources & Energy	Comments
<ul style="list-style-type: none"> i. resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and ii. existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and <p>(b) seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and</p> <p>(c) identify and take into consideration issues likely to lead to land use conflict between other land uses and:</p> <ul style="list-style-type: none"> i. development of resources identified under (1)(a)(i), or ii. existing development identified under (1)(a)(ii). <p>2. Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must:</p> <p>(a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</p> <p>(b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</p> <p>(c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act).</p>	

Primary Production	Comments
9.1 Rural Zones	
<p>1. A planning proposal must:</p> <p>(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</p> <p>(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>
9.2 Rural Lands	
<p>1. A planning proposal must:</p> <p>(a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement</p> <p>(b) consider the significance of agriculture and primary production to the State and rural communities</p> <p>(c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Primary Production	Comments
<ul style="list-style-type: none"> (d) <i>consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions</i> (e) <i>promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities</i> (f) <i>support farmers in exercising their right to farm</i> (g) <i>prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use</i> (h) <i>consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land</i> (i) <i>consider the social, economic and environmental interests of the community.</i> <p>2. <i>A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:</i></p> <ul style="list-style-type: none"> (a) <i>is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses</i> (b) <i>will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains</i> (c) <i>where it is for rural residential purposes:</i> <ul style="list-style-type: none"> i. <i>is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres</i> ii. <i>is necessary taking account of existing and future demand and supply of rural residential land.</i> 	
9.3 Oyster Aquaculture	
<p>1. <i>In the preparation of a planning proposal the relevant planning authority must:</i></p> <ul style="list-style-type: none"> (a) <i>identify any 'Priority Oyster Aquaculture Areas' and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply,</i> (b) <i>identify any proposed land uses which could result in any adverse impact on a 'Priority Oyster Aquaculture Area' or oyster aquaculture leases outside such an area,</i> (c) <i>identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use in compatibility,</i> (d) <i>consult with the Secretary of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and</i> (e) <i>ensure the planning proposal is consistent with the Strategy.</i> 	<p>Not Applicable</p> <p>The Proposal is consistent with this direction.</p>

Primary Production	Comments
<p>2. <i>Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must:</i></p> <ul style="list-style-type: none"> <i>(a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</i> <i>(b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</i> <i>(c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</i> 	
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	
<p>1. <i>A planning proposal must not:</i></p> <ul style="list-style-type: none"> <i>(a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes.</i> <i>(b) rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes.</i> <i>(c) rezone land identified as "significant non-contiguous farmland" for urban or rural residential purposes.</i> 	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Appendix F Agency Consultation and Public Exhibition Responses

Agency Consultation and Public Exhibition

In this document:

- Table 1: Agency responses
- Table 2: Summary of written submissions to public exhibition
- Table 3: Written submissions to public exhibition (full)
- Attachments
 - NSW Rural Fire Service advice
 - NSW DCCEEW BCD advice
 - Submission Attachment (18 Dane Drive, Gosford)
 - Submission Attachment (Part 2-4 Park Road, The Entrance)
 - Submission Attachment (20 Summerland Road, Summerland Point & 50W Parraweena Road, Gwandalan)

Table 1: Agency responses

Agency Consultation			
Agency	Submission	Object/ Support	Council Response
NSW Rural Fire Service	Refer Attachment 1.	Support.	Noted
NSW DCCEEW Biodiversity and Conservation Division	Refer Attachment 2.	Support.	Noted

Table 2: Summary of written submissions to public exhibition

Public Exhibition – Site specific summary of submissions		
Site	Theme	Council Response
18 Dane Drive, Gosford (Lot 2 DP 1011876)	Community and health <ul style="list-style-type: none"> The Gosford City Bowling Club is a vital community hub that has been serving the area for over 85 years. Provides social and recreational space for a diverse range of community members, including the elderly, people with disabilities, school children, and the general public. Participation in lawn bowls at the club contributes to the physical, mental, and social well-being of its members. The club is seen as providing a sense of purpose and belonging, particularly for retirees and those with special needs. 	<p>Council acknowledges the community significance of the Gosford Bowling Club, and the benefits it provides to its members of all ages and abilities. The reclassification of the site from community land to operational land will not lead to any change in the short term. Council has already indicated its intention to offer another lease over the site so that it can continue to be used as a bowling club for another 5 years.</p> <p>Council will provide an extended period of notice so that the Central Coast Leagues Club can identify another site on which the bowls club can operate in the future. Central Coast Leagues Club (which lease the site on behalf of the bowls club) may be able to identify an alternative venue for the members of the bowls club to make use of in the future.</p>
	Accessibility and Inclusion <ul style="list-style-type: none"> The club is accessible due to its proximity to public transportation, making it ideal for those with mobility issues, (including the visually impaired), those on restricted licenses and those coming from outside the region. It offers programs for people with disabilities, including the largest group of blind bowlers in Australia, and hosts various social activities. 	<p>Council acknowledges and commends the range of programs that are offered at the site to for bowlers of all abilities, making lawn bowls a more inclusive form of recreation. Council encourages all sporting and community clubs both in the Central Coast and elsewhere to make their recreational facilities available to all sectors of the community. An extension of the lease over the site has been offered which will enable the bowling club to continue operation for 5 years.</p>
	Loss of recreation space and opposition to rezoning <ul style="list-style-type: none"> Opposition to rezoning of land for high-rise development. Need to retain green space rather than contribute to the heat island effect. There needs to be more recreation space for the growing Gosford community, not less. 	<p>Council acknowledges that the future use of the site occupied by Gosford Bowling Club may change in the future. This could occur irrespective of whether the classification of the land changes. However, changing the classification of the land will allow a broader range of options for management of the site to be considered in the future.</p> <p>The site (currently zoned RE1 Public Recreation) is not proposed to be rezoned, only reclassified from Community to Operational land. If the reclassification progresses, the site will remain RE1 Public Recreation, where the permitted uses are limited to recreation facilities (and other similar uses as detailed in the SEPP). If the site is intended to be used for anything other</p>

		than recreation, it would need to be rezoned and a separate Planning Proposal process would be required.
	Ethics and morals <ul style="list-style-type: none"> The community perceives the potential sale and development of the land as a moral issue, with a call for the council to prioritize the social value of the club over financial gain. The land was originally intended for community use, therefore it should be retained. This should be an issue considered by elected Council 	The Planning Proposal has followed the same process with Council under administration as it would have with an elected Council in place. When Council commenced the Planning Proposal process, a Gateway Determination was issued from the Department of Planning, Housing and Infrastructure, which requires the Planning Proposal to be completed on or before 28 August 2024.
	Suggestions <ul style="list-style-type: none"> Offer the bowling club an alternative site if relocation is necessary. Council should upgrade existing facilities and infrastructure to accommodate the growing population rather than repurposing the club's land 	<p>Noted.</p> <p>Council has offered an extension of lease of up to 5 years to the Central Coast Leagues Club (who lease the site on behalf of the bowling club), which will enable the continued use of the site for the bowling club community and its members.</p>
49-51 Mann Street, Gosford (Lot 1 DP 251476)	No site-specific comments	N/A
Part 2-4 Park Road, The Entrance (part Lot 10 DP 1285833 and part Lot 1 DP 406038)	Support the rebuild of the Bowling Club <ul style="list-style-type: none"> The redevelopment includes significant improvements to the bowling facilities, such as shade structures and synthetic greens, with an investment exceeding \$18 million. The local community and Central Coast Council have shown strong support for the club's rebuilding. The club's continued operation aligns with the original vision of the land donors and the community's expectations for the future. 	Noted.
48W Wallarah Road, Gorokan (Lot 2 DP 733448)	No site-specific comments	N/A
191 Wallarah Road, Kanwal (Lot 21 DP 813270)	No site-specific comments	N/A
75 Bungary Road, Norah Head (Lot 5 Sec 24 DP 758779 and Lot 1 DP 860696)	Retain as Community Land Whilst the current site needs upgrading the site should remain as Community land.	The site was used for the old Norah Head Community Hall, but is now dilapidated and beyond repair. A new Community Hall has since been built located on the village green, along Soldiers Point Drive. The site will be sold via a competitive open market process, and the sale of the site at Bungary Road will part fund the new Community Hall.

Part 6W Kemira Road, Lake Munmorah (part Lot 79 DP 217918)	<p>Support connection to future housing</p> <ul style="list-style-type: none"> Facilitate release of approximately 300 residential lots, assisting in the housing supply crisis. Collector road will provide important east-west connection from Tall Timbers Road to the local school precinct. Will facilitate drainage and stormwater works. <p>Impact on traffic</p> <ul style="list-style-type: none"> Doesn't support the extension of the road given it would not be wide enough for the increased traffic that would be generated. Road is subject to flooding and drainage issues. 	<p>Reclassification will allow the land to be available for dedication as a public road reserve, which will facilitate the extension of Chisolm Avenue. The road will connect the site to a future housing development which was subject to a separate Planning Proposal process in 2022.</p> <p>The construction of the road will be required to meet road design standards and will be engineered to facilitate drainage and stormwater works.</p>
13 and 15 Yaralla Road, Toukley (Lot 78 DP 20493 and Lot 79 DP 20493)	No site-specific comments	N/A
50W Parraweena Road, Gwandalan (Lot 1 DP 1043151)	<p>Inclusion of buffer zone in front of industrial estate</p> <ul style="list-style-type: none"> The lot is used as a buffer zone off the road for Kanangra Drive and Parraweena Road . The lot (specifically in front of the industrial estate) has been planted and maintained in accordance with council requirements set back in the late 90s The area in front of the business park is used by the business park for recreation. <p>Loss of buffer zone</p> <ul style="list-style-type: none"> The lot is maintained by Tidy Towns Land zoned RE1 should remain as recreation purposes The vegetation corridors and parkland are what set Gwandalan and Summerland Point apart from other urban areas <p>Traffic and access</p> <ul style="list-style-type: none"> Access to the future local centre can be provided via the extension of Summerland Road, and the access of Kanangra Drive is not necessary. If the intention is to use the lot to widen the road to dual lane this should be shared with the community. 	<p>Following the public hearing Council determined that the inclusion of the northern part of the site (currently zoned RE1) did not require reclassification. As such Council seeks to amend the Planning Proposal to remove the buffer fronting the established business park from the reclassification process.</p> <p>The site specific Development Control Plan requires all development at the Local Centre site to be setback 10m from Kanangra Drive .</p> <p>Detailed design of the Local Centre site has not been completed and a development application is yet to be lodged with Council. A detailed traffic impact assessment and traffic modelling will be required which will determine what access points are required.</p>
20 Summerland Road, Summerland Point (part Lot 4 DP 263812)	<p>Concern for future development</p> <ul style="list-style-type: none"> Unclear if reclassification was for the whole or part of the lot where Summerland Sporties lease area is. Reclassification of the whole lot makes the lot vulnerable to future clearing and development which is not supported. 	<p>The reclassification applies to the Summerland Sporties lease area only, which is part of the lot on the south-western corner. The remainder of the site will remain Community Land and will be managed by Council under a Plan of Management. The Heritage Walkway will not be impacted as part of the</p>

<p>Importance of Heritage Walkway</p> <ul style="list-style-type: none"> Concern the reclassification would impact the heritage walkway which is important to the local community Significant investments into community education about local ecology and botany is provided along the Heritage Walkway. 	<p>reclassification process, and no part of the Heritage Walkway is within the Sporties lease area being reclassified.</p>
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Table 3: Written submissions to public exhibition (full)

Public Exhibition – written submissions (full)		
Site	Submission	Object/ Support
18 Dane Drive, Gosford (Lot 2 DP 1011876)	I believe this land being the Gosford City Bowling Club should remain as recreational land as it is the only bowling club in the actual Gosford area. The club provides facilities for the blind & disabled bowlers of the coast and also has schools using it a sporting activity. The club also provides it facilities for barefoot bowls and is very popular of the summer months and its a great avenue for the club to attract more members. Please leave this land alone.	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>"This area should not be rezoned for a 'higher purpose'.</p> <p>This area is a sport precinct and should remain so. The Gosford Bowling has a long history in this area and supports a community of bowlers of all ages. They also provide excellent bowling programs for people with disabilities. These programs involve coaching and social activities that promote participation in a sport.</p> <p>If rezoned for a high rise development it would be an eye sore for the area. It is near a stadium that have many functions that are extremely noisy -again making it unsuitable for people to live so close to the stadium.</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>"This is currently the site of a community bowling club that plays a major role in supporting men and women bowlers; and also a significant number of people with disabilities (including vision, and intellectual). The club also provides a central venue for older citizens. Social, mental and physical benefits are apparent.</p> <p>Rezoning will inextricably threaten the existence of this vital community facility. "</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	This change in heart is greedy and immoral.	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	My disabled son plays lawn bowls there thanks to the abled bodied Gosford Lawn Bowls members and they regularly have groups attend for the social and sports side of learning a new skill. They have groups of blind bowlers, all levels of autism, intellectually disabled, physically disabled, high schools students and day programs. All come and learn from the generosity of these Lawn Bowlers. This is a community facility for anyone to come and enhance their health and well being. It was gifted to be used as a bowling club and as such should remain in the Community hands. Hands off Gosford City Council, remember Lawn Bowlers are rate payers. What right has the	Object

	Council to want and develop and sell off to make money to cover the mismanagement of BAD Councils in the past. The innocent should not be made paid for this mismanagement.	
18 Dane Drive, Gosford (Lot 2 DP 1011876)	"I wish to protest the proposed rezoning of 18 Dane Drive. This land has been used and occupied by Gosford City Bowling Club for more than 85 years, conducting the game of lawn bowls for its members as well as community groups, in particular ""All Abilities Bowls"" and vision impaired bowlers (Vision Australia). The majority of the club members, both men and men, are elder persons, the eldest being 99 years old. It is vital to the community that 18 Dane Drive remain a site for lawn bowls, the next such clubs are at Ourimbah and Wamberal, beyond the limit where elder persons on restricted driving licences are permitted to drive. On completion of the ""Archibald"" (Mann & Donnison Sts) there will be ample hotel-style accommodation. Also, with numerous highrise residential coming on the market nearby, Gosford will be in need of more recreation space, not less. Thank you."	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	"I have been a member of Gosford city bowling Club for in excess of 40 years and have seen many Elderly members spend many days at the club. The club has given these people a purpose in life. Should the area be rezoned it would only become a means for council to sell the area to make a financial gain. It would more beneficial to the community if it were to remain as it is so that any new council would not be tempted to sell the area. If you are unaware the bowling club is a popular area for special needs people to enjoy bowls. Surely this is a moral decision not a financial one.	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	There is no need for this property to be rezoned. It is used by the community including school children and handicapped people.	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	"I am legally blind and have had the most amazing time of my life learning blind bowling here. It makes me feel like my life is worth living. To take this place away from us is to take away our hope and community away. I hope that you consider the quality of life you are taking away from us. Kind regards, [REDACTED]	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	"We move to Gosford in [REDACTED]. Now retired Gosford was a great place for retirees especially with the availability to a bowling club. In retiring the elderly no longer have the health or age to play sports like cricket soccer etc so need alternatives. Lawn Bowls is one social, competitive game that not only the elderly but young ones as well can play. Gosford City Bowling Club has a history that Gosford should be proud of and a very active and supportive club for people on the coast. The Club has and is helping the community at this very moment by: -Helping the disabled play a game at their level. -Helping the blind play -Hens parties, -Birthday parties -Christmas parties -School children -Help people with health or personal issues that need support from a club like Gosford bowling Club and their members. -bringing in travelling bowling sides from elsewhere in the State to Gosford which helps the economy. -Brings the Central Coast together with interaction with other bowling clubs on the coast through various competitions. -Gives retirees something positive to look forward to after leaving the workforce . the bowls club does that and surely retirees deserve that.	Object

	<p>- The Gosford City Bowling Club has lost members not because of the club but because of the uncertainty Council has placed on the future of the Club. Pensioners deserve a better go than working found the best they can for NSW then retiring to ""nothing"" especially if The Gosford City Bowling Club ceases to exist.</p> <p>We have young players registered as well. President of the Club started playing while at school and now only from memory 19-20. Years of age. So good to see.</p> <p>Let Gosford support and assist the recreational requirements of retirees, young, old, disabled etc etc by keeping the Gosford City Bowling Club alive"</p>	
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>"I am very sad and disgusted to be having to write this. I have been a resident in the Narara and Wyoming area for over 40 years and for most of those years, I have been a member of Gosford City Bowling Club.</p> <p>The people at our club give me a reason to get out and stay active. They give me company and encouragement and it means a lot to me. If the land is rezoned and the club closes I won't be able to go to another club. I catch public transport into Gosford and home again and there is no other club nearby that would allow me to do this. We have to keep space in our community for people to meet other residents and be active. Feeling like you belong is so important for everyone's mental health and Gosford City Bowling Club makes you feel like you belong."</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>When you see the number of cranes around the Gosford precinct, the number of people expected to live in the heart of Gosford will be numerous. With all this added to the population, it is important to maintain any green space that is available, not reduce the area. The bowling club plays such an important place in the town's citizens life and is used by so many important and essential activities. The club has the biggest number of vision impaired bowlers in the country - imagine taking that away from them. High schools and many other organisations participate in barefoot bowls. A large number of members are seniors and this is an important part of their lives. Careful consideration should be made before all this could be taken away and no green space left to enjoy.</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876),	<p>The area has enough housing within the city space for the facilities that are in Gosford and with the removal of this club it will limit the areas quiet meeting place for people to catch up socialise without entering a larger noisier clubs or hotels for such meetings and removing the bowling greens would mean the people within the area would need to go to clubs further away which will impact those that have restricted licences and cannot travel to the next bowling club to continue to enjoy the game or to meet others</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876),	<p>I wish to lodge my objection to the proposed reclassification of 18 Dane Drive Gosford.</p> <p>This land is currently used by Gosford Bowling club which is an integral part of the Gosford community.</p> <p>The club provides facilities for members to meet other people, enjoy outdoor activities and give a sense of belonging.</p> <p>The club currently provides the wider community with services such as a place to meet new people and become actively in involved in lawn bowls.</p> <p>Schools such as Erina High, Central Coast sports, Gosford High and a group of disabled bowlers have the opportunity to learn and play bowls each week. These are hosted by willing volunteers from the bowls community.</p> <p>Hundreds of as 'barefoot' bowlers or social bowlers also visit and use the facilities each year.</p> <p>This facility should remain an active part of the community providing somewhere for residents to be active and socialise, it can co-exist amongst all the high rises and development currently being built in the area and would be a much needed recreational facility in the future. You just need to look at the Gold Coast to see how green space such as bowling greens can exist amongst the development and be an important part of the community.</p> <p>Please leave this land alone to be used as its current usage."</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876),	<p>Bowling club is used by many on a regular basis, and also holds functions for businesses doing barefoot bowls. be a shame to loose it.</p>	Object

18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>"Thank you for the opportunity to express my opinion re the reclassification of 18 Dane Drive from community land. My understanding is that lot 2 DP 1011876 is community land which has been set aside for the use of the residents of the Gosford regional area and is presently serves many diverse community groups. For example:</p> <ul style="list-style-type: none"> *it is the home of the biggest blind bowling club in Australia. *it is the feeder area for 9 schools in the Central Coast region. No other club on the coast provides so much support. *it provides many other social activities, eg all year long Barefoot Bowls attended by 60 to 70 Newcastle Hospital interns. <p>With all the new development that is proposed for the area, many new people will be moving into the district and will be needing these amenities/ open space areas.</p> <p>It is important to maintain these open spaces for the well-being of the WHOLE community, making it accessible for all.</p> <p>The present location is IDEAL for visually impaired people as it is close to rail and bus transport. There is no other location on the Central Coast that is as ideal.</p> <p>It is my fervent hope that this reclassification DOES NOT GO AHEAD. To say that the land will be rezoned for a ""higher purpose"" is insulting to the people who presently are using it.</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>" My name is [REDACTED], but at Gosford Bowling Club, I am known as [REDACTED]. There are 3 other [REDACTED] there, so we are called [REDACTED], [REDACTED], [REDACTED]and [REDACTED].</p> <p>I am totally blind.</p> <p>I live at [REDACTED] but come up to Gosford Bowling Club every fortnight to play social bowls and to practice for events like the State Championships and various inter club activities.</p> <p>I am able to travel, unaided, from my home at [REDACTED] because the club is so near the railway station. If this land is resumed by Council and the bowling club is closed down, I won't be able to participate in this social activity which is so important for my physical and mental well-being. I will lose very important social contacts that I have formed over the last few years.</p> <p>I hope Council reconsiders this matter.</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>" I moved up from the Central West 18 months ago, when I retired, not knowing anyone on the Central Coast. My next door neighbour is a volunteer at the Gosford Vision Australia office and, because I was a teacher of visually impaired children for 15 years and had no friends here, I decided to offer to volunteer as well.</p> <p>I was asked to help with the blind bowling group at Gosford Bowling Club and have been doing this now for 14 months. It is such a wonderful group of people..... both the visually impaired players and the members of the Bowling Club who offer their time and expertise unstintingly.</p> <p>I look forward to the fortnightly social games and have watched as the skill levels of the players steadily increase..... with the corresponding increase in feelings of social competence and physical fitness. The deep level of committed friendship between the Bowling Club helpers and the visually impaired players, is also wonderful to see, because it is well known that visually impaired people over a certain age often suffer severe social isolation and depression.</p> <p>I cannot comprehend why Council would consider taking this wonderful resource away from the Central Coast, when it already is lacking in sufficient green space, as described by Marilyn Vale in the Central Cost community newspaper, in March 2022. This article describes how the Council's then under-administration's newly endorsed Green Grid plan said that Gosford was already in danger of ""future heat areas"", and lacked sufficient green space to ""keep major centres cool, encourage healthy living, enhance biodiversity and ensure ecological resilience"".</p> <p>It is unconscionable on the part of Council to be considering taking this ""community land"" from the people of the Central Coast. There are things in life that are more important than money.</p>	Object

Refer Attachment 3		
"		
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>"My name is [REDACTED] and I have a severe vision impairment and I want to say how important Gosford Bowling Club is to me and my life. In 1985, when I was 14 years old, I lost my sight in a motor-cross bike accident in Western Sydney. My family moved up to the Central Coast in 2016. I was newly married at the time, but had no friends on the Coast.</p> <p>I was hoping to continue working and [REDACTED] from Vision Australia (VA) was assisting me with this. Unfortunately, I couldn't find paid work but did a lot of volunteering for VA: working in the office making phone calls; assisting in various programmes, for example The Way I See It programme in Primary schools where I would use aids and answer questions showing strategies I use in my daily life and educating the wider community on ways to protect their eyesight.</p> <p>A couple of years after I moved up from Sydney, Gosford Bowling Club teamed up with [REDACTED], [REDACTED] (as coordinator), myself and two other visually impaired people to start our specialist bowling club. It has become a VERY IMPORTANT part of my life. I have made some wonderful friends and these strong friendship bonds have raised my self esteem, increased my resilience and given me a purpose. I am very proud of how all our bowling skills are improving. When you are visually impaired, the getting and improving of every extra skill is so important.</p> <p>Before my accident, I was a very active kid and bowling has allowed me to continue being physically active. You need balance and fitness to bowl well. It is also great knowing that I am becoming a very good blind bowler.</p> <p>The club provides services for ALL ages and all walks of life, including school children with visual impairments and other disabilities. It will just continue to grow if it is able to stay in it's present location.</p> <p>If it is not able to continue in it's present location, there will be many members who won't be able to attend blind bowls any more, and this will be very sad for all concerned.</p> <p>I hope Council reconsiders what they are doing.</p> <p>I also want to say that I am a PROUD and COMMITTED member of the blind and visually impaired community here on the Central Coast and a volunteer for Gosford Vision Australia who do SO MUCH to improve the quality of life for its' blind and visually impaired members.</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>LATE SUBMISSION</p> <p>"I am not a member of Gosford Bowling Club although I regularly attend to volunteer.</p> <p>I think we should be careful in what we do with the bowling club as I feel it will impact the community within Gosford and its surrounds:</p> <p>Some of the wonderful supports provided by volunteers at Gosford are:</p> <p>All ability lawn bowls:</p> <ul style="list-style-type: none"> • Visually impaired (B1-B4 graded). <p>Twice a month coaching mornings</p> <p>Alternating bi-annual visits between Maitland and Gosford</p> <p>NSW State Titles to be held in September</p> <p>Opportunity to socialise with people with a common background.</p> <p>Efforts underway to expand starting with the Avalon club and New South Wales Vision Impaired and Blind Bowlers Association Inc.</p> <ul style="list-style-type: none"> • Coast Link. • People with down-syndrome <p>Community:</p>	Object

	<ul style="list-style-type: none"> • Gosford High School • Barefoot bowls – the club accommodates facilities for private and business groups. <p>I want to make the point – it is more than a bowling club. It is a great support mechanism for those doing it tough. It provides social interaction where one does not feel it is only them in the situation. My current bowling club provides exactly that for me.</p> <p>Many multi-story home units are being built in Gosford which will see an increase in population. The Gosford bowling club will provide an opportunity for those wishing to socialise, volunteer and play. The next closest clubs would be Ourimbah RSL (11.5Km north) or Davistown RSL (11Km East). These options are considerably harder accessible by public transport. We have some visually impaired bowlers who travel on the country train from Avalon and Pennant Hills.</p> <p>I understand that Central Coast Council has self induced financial issues caused by the people put in trusted community positions. It was not the rate payers and I feel it would be unfair to void the coast of already limited sporting areas.</p> <p>Gosford Bowling Club used to be the club of the Central Coast – let's make it that way again."</p>	
18 Dane Drive, Gosford (Lot 2 DP 1011876)	<p>LATE SUBMISSION</p> <p>"Gosford Community Bowlo is under Central Coast Council reclassification process. Please you need to keep the Bowlo club. This is a community sports facility.</p> <p>Please I beg Keep Gosford's Community Bowlo . With an ageing population, in 30 / 40 + years time will need this facility . What sport offers 70 yr + low cost outdoor , 2.5 hr physical activity, 50 weeks a year. None.</p> <p>It should be promoted not demolished.</p> <p>Please keep Gosford Community Bowlo."</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876),49-51 Mann Street, Gosford (Lot 1 DP 251476)	<p>I am a Blind Bowler and the loss of the use of Gosford Bowling Club is very distressing to me. The bowling club is used by the largest group of Blind Bowlers in Australia. This because of its location. It is near a railway station and is within a safe walkable distance. The club is also used by disabled people to bowl. Several of our blind bowling group come from Sydney and others from areas located along the Sydney to Newcastle train-line.. There are no other clubs on the Central Coast suitable. The club is also used by bowlers who do not have any disabilities and some of these are used as instructors, who are very necessary. Please do not sell our club.</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876),49-51 Mann Street, Gosford (Lot 1 DP 251476)	<p>I do not agree to change the bowling club land to commercial as we need more recreational space in Gosford City I feel it would be a backward step to development.</p>	Object
18 Dane Drive, Gosford (Lot 2 DP 1011876),49-51 Mann Street, Gosford (Lot 1 DP 251476)	<p>I believe the land at 18 Dane Drive Gosford should be retained in its current state to facilitate the sport of Lawn Bowls in the area.</p>	Object

75 Bungary Road, Norah Head (Lot 5 Sec 24 DP 758779 and Lot 1 DP 860696)	I wish to oppose the re-classification of this property and believe that while the current site may need to be updated or repurposed it should remain as Community Land.	Object
Part 2-4 Park Road, The Entrance (part Lot 10 DP 1285833 and part Lot 1 DP 406038)	Refer Attachment 4.	Support
Part 6W Kemira Road, Lake Munmorah (part Lot 79 DP 217918)	"On behalf of the landowners of 285-325 Pacific Highway Lake Munmorah, we support the PP amendment to rezone/reclassify part of 6W Kemira Road Lake Munmorah from Community to Operational. The rezoning of the SP2 Zone and the associated reclassification will facilitate drainage and stormwater works for the proposed Collector Road to be built. The collector road will provide an important east-west connection from Tall Timbers Road through to the local school precinct and forms part of Councils strategic plans for the locality. The collector road will also facilitate release of approximately 300 residential lots to aid in addressing the housing supply crisis. The PP should therefore be supported. "	Support
20 Summerland Road, Summerland Point (part lot 4 DP 263812), 50W Parraweena Road, Gwandalan (Lot 1 DP1043151)	LATE SUBMISSION Refer Attachment 5	Object
50W Parraweena Road, Gwandalan (Lot 1 DP1043151)	<p>To all council members,</p> <p>Thank you very much for your time last night at the public hearing at Wyong golf course and your clarification on the proposed changes to lot 1 DP1043151 at 50 Parrawenna Road GWANDALAN.</p> <p>It is now apparent that the councils proposed changes to the zoning is for the purpose of road widening potentially to gain access into the proposed new town centre.</p> <p>We strongly oppose this for a number of reasons as follows</p> <p>Council has maintained a 50 m buffer zone extending from the Pacific Highway right through to The gwandalan public school on Kanangra Dr which serves for purposes You only know too well as this was a council initiative.</p> <p>To reclassify this parcel of land would have a very negative effect on the overall streetscape of Kanangra Dr, we so far have no objection whatsoever to the proposed development of the new town centre, however access to the town centre can be easily gained from the extension of SUMMERLAND Road which as I understand it has been gazetted and runs directly off the roundabout.</p> <p>Not only are you proposing to reclassify the parcel of land in front of the proposed town centre on Kanangra Drive you have also included the buffer zone in front of our property being 50 Parrawenna Road industrial estate. This buffer zone which fronts our property to</p>	Object

	<p>Kanangra Drive and Parraweena Road has been planted and maintained in accordance with council requirements set back in the late 90s and serves as a community space for the childcare centre. Medical Centre the veterinary clinic, the gymnasium and also the Cafe where people utilise this space for recreational purposes and relaxation.</p> <p>To include this parcel of land and have it combined with the land in front of the proposed new town centre will have a serious negative impact on the community.</p> <p>This parcel of land in particular is maintained by the tidy towns and our self at no expense whatsoever to the council and offers a sanctuary to patrons of the industrial estate.</p> <p>We strongly oppose any change to the existing zoning and recommend that the land zoned RE1 remain for recreational purposes to benefit the community.</p> <p>We feel a lot more consideration needs to be given to this proposal as it serves to gain little or no benefit to our community</p> <p>We have invested millions of dollars in the development of the Medical Centre, the gymnasium, childcare centre, veterinary clinic mechanical services Centre etc which are principally focused to serve the community in this current product mix of tenants.</p> <p>This proposed change to the zoning should be rejected and remain in its current zoning for the benefit of the community and commercial stakeholders within the industrial estate.</p>	
All sites	<p>I believe the administrator should go into caretaker mode and not process ANY more development applications, they should all now wait until we have a democratically elected council. No one unelected officer should be able to change the character of an area because of a state plan which is not being modified by the local communities effected.</p>	Object

Attachment 1

NSW Rural Fire Service Response



NSW RURAL FIRE SERVICE

Central Coast Council
PO Box 20
WYONG NSW 2259

Your reference: Ref-2592 (PP-2023-2245)
Our reference: SPI20231207000160

ATTENTION: Rachelle Hardaker

Date: Monday 18 December 2023

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment - Other**

Council seeks to reclassify 13 land parcels (including 4 part lots) from Community Land to Operational Land, allowing for an amendment to the Central Coast Local Environmental Plan 2022 and State Environmental Planning Policy (Precincts - Regional) 2021.

I refer to your correspondence dated 07/12/2023 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The RFS raises no concerns with the proposed rezonings. Future development on bush fire prone land is required to address the relevant requirements of *Planning for Bush Fire Protection 2019* (or equivalent).

For any queries regarding this correspondence, please contact Adam Small on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
**Manager Planning & Environment Services
Built & Natural Environment**

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

Attachment 2

NSW DCCEEW Biodiversity and
Conservation Division



Your ref: PP-2023-2245
Our ref: Doc23/1123742

Rachelle Hardaker
Senior Strategic Planner
Central Coast Council

By email: rachelle.hardaker@centralcoast.nsw.gov.au
cc: shruthi.sriram@dpie.nsw.gov.au

Dear Rachelle

Response to request for agency referral – PP-2023-2245 – Reclassification of various Council owned land from Community to Operational

The Biodiversity and Conservation Division (BCD) received your request regarding PP-2023-2245 on 6 December 2023 and has reviewed the information provided.

BCD understands that Central Coast Council is proposing to reclassify 10 parcels of land from Community Land to Operational Land. Three sites are also proposed to be rezoned from RE1 Public Recreation to RE2 Private Recreation. The main objective of the proposal is to enable future long-term lease or sale of Council owned land.

BCD raises no objection to the proposal, provided the reclassification does not raise development expectation to parcels that are either of high biodiversity value, flood prone or mapped coastal zones. For example, 6W Kemira Road Lake Munmorah has been identified as high biodiversity value and a biodiversity certification application is currently being assessed by BCD. The property at 20 Summerland Road, Summerland Point is also of high biodiversity value.

It is understood that the proposed reclassification does not propose new forms of development, and that any future planning proposal or development would be subject to separate application and assessment in accordance with legislation such as the Biodiversity Conservation Act 2016, Coastal Management Act 2016 and State Environmental Planning Policy (SEPP) Resilience and Hazards 2021. It is recommended however that effort be made at this stage of the process to avoid placing increased development pressure on areas known to be of biodiversity value, flood prone or within a mapped coastal zone.

If you have any further questions about this issue, please contact Sarah Warner, Senior Regional Conservation Planning Officer at huntercentralcoast@environment.nsw.gov.au

Yours sincerely

Joe Thompson
Director, Hunter Central Coast
Biodiversity and Conservation Division

11 January 2024

Attachment 3:

Submission Attachment

Green Grid Plan shows Council needs to acquire open space

More than half of land zoned for future open space needs to be acquired by Central Coast Council, the council-under-administration's newly endorsed Green Grid Plan shows.

A first of its kind for regional NSW, the Plan aims to deliver an interconnected network of open space that will keep the Coast's major centres cool, encourage healthy living, enhance biodiversity and ensure ecological resilience.



Heat sinks across the coast are highlighted in red

The plan shows the Central

Coast contains 4,029 ha of land

zoned for public open space

(RTE1) and 488 ha of land zoned for private open space (RPE2), such as golf courses.

In addition, a number of Council bushland reserves, zoned environmental protection, National Parks and State forests offer opportunities for recreation.

The plan says that 55 per cent of land zoned RTE1 is owned by Council, leaving 45 per cent as areas for future open space as a result of future acquisition.

The Green Grid establishes a

framework for planning and identification of future projects.

Current availability of open space found that 89 per cent of people lived within a 400m radius of publicly owned land but this was not equal across each of the 17 Social Planning Districts and a large proportion of these areas contained no mapped open space improvements, such as play equipment, outdoor gyms, or paths.

Continued page 3

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Sport

After taking out the 38th three times before, including in 2021, S&P Dominie of Potts Ridge has been named as a finalist.

See page 21

Central Coast Mustangs went down 3-1 in their worst final loss to Adelaide before on Sunday, to crash out of the A-League finals.

See page 22

Puzzles page 18

Green Grid Plan shows Council needs to acquire open space

From page 1

Only 64 per cent were close to sports fields and less than 23 per cent were near mapped bushland walking tracks although 80 per cent were near some sort of publicly owned bush walking track that was not mapped.

The plan will implement the principles and actions identified in the recently adopted Greater Places Strategy and will enable Council to apply for grant funding, supporting current and future capital works projects, such as a Tuggerah to Ourimbah Mountain Bike (MTB) off-road path via Kangy Arvey CCC estate, Old Maitland Rd reserve, CCC bushland, CCC Maitland Dam catchment & State Forest, and closing and rehabilitating trails not part of the access system at Munmorah State Conservation Area.

They are among more than 20 pages of projects attached to the report, but they are not endorsed by Council, nor has detailed costing assessment been undertaken, the report says.

"The Plan integrates with several of Council's future and current strategic documents including the Local Strategic Planning Statement, Strategic Design Manual, Local Character Statements and the Climate and Sustainability Action Plan," Council said.

"The intent of the Plan is to shape the future character of the Central Coast through understanding current natural and built assets and how these can be connected in the future."

"It is intended that the Plan will be used as a framework for LGA-wide and local place planning in the region for the next two decades and beyond."

The Plan identifies different components of the region and forms them into six grids: Ecological Grid; Recreational Grid; Hydrological Grid; Cultural Grid; Agricultural Grid; and Transport and Public Domain Grid.

Overarching aims of the green grid include improving the liveability and walkability of local centres, improving climate resilience and supporting ecologically sustainable development.

Anything done as part of the overarching Green Grid needs to be sympathetic to the aims of the six grids.

The agricultural grid explains that the Central Coast contains 22,327 ha of land that is zoned either for Primary Production (zoned RU1) or as a Rural Landscape (zoned RU2) in relevant Local Environmental Plans.

Council completed a rural lands audit in 2020, through visual assessments of properties to determine the types of uses that were occurring within each zone.

"In both RU1 Primary Production and RU2 Rural Landscape zoned land, rural living was the predominant use where non-dominant commercial use was observed," the report said.

Commercial fishing licences occur over waters of the region, which allow for the harvesting of fin fish, prawns and crayfish. In addition, 4,390 ha of aquatic leases for the farming of oysters occur along the Hawkesbury River and in Brisbane Water.

The agricultural grid aims to identify and support key agricultural and rural areas, to strengthen production and connection to agricultural lands, and encourage the maintenance of the rural landscape.

"This will be achieved through identifying important agricultural land zones for these uses, encouraging quality agricultural nature-based tourism ventures, to establish the region as a key destination for these types of activities such as farm tourism," the plan says.

The transport and public domain grid aims to provide green active transport corridors for more sustainable, active and connected local centres.

"This will be achieved through providing connectivity to centres and places of interest such as shorelines, beaches and public reserves," the plan states.

It will also improve environmental performance of public domain areas including during infrastructure upgrades such as considering lifestyle life cycle analysis of projects, addressing urban heat island effect and providing habitat for urban wildlife.

The Central Coast contains 46 heritage listed items which represent a wide range of items including houses, trees and ruins. There are 24 items that are listed on the NSW State Heritage Register.

The cultural grid aims to conserve and interpret areas and items of cultural significance.

It will also promote opportunities for cultural tourism and economic development, Council said.

The ecological grid aims to maintain ecological processes through improving ecological resilience within natural areas in response to increasing pressure from climate change, urban development and other indirect impacts.

The ecological grid will also ensure areas of higher biodiversity value are adequately protected and managed and will encourage community behaviours that protect and enhance ecological values.

Targeted field surveys for the plan detected 17 species of microbat, including eight threatened species, 16 species of native ground-dwelling and/or climbing mammals, including four threatened species, five species of introduced mammals, three species of reptiles and 82 bird species, including two exotic species and four threatened species.

The recreational grid aims to improve connectivity, accessibility and quality of open space.

This will be achieved through encouragement in outdoor participation in outdoor activities, improving opportunities for sustainable outdoor recreation within natural areas, including establishing the Central Coast as a destination for such activities.

The hydrological grid aims to protect and enhance natural waterways and coastline.

This will occur through best practice management of waterways.

Next steps include determining the location of future conservation lands and conservation projects.

Council Administrator, Rick Hart, said adoption of the plan was a key milestone in ensuring the region's long-term liveability.

Melvin Vale

Attachment 4:

Submission Attachment

Mingara Leisure Group Submission in support of reclassifying Part 2-4 Park Road, The Entrance NSW (part lot 10 DP 1285833 and part Lot 1 DP 406038)

The Entrance Bowling Club was formed in 1939, when a site was selected at The Entrance Oval, now known as Taylor Park at The Entrance. Taylor Park was designated for public recreation by the subdividers of the Taylor Estate, Mrs H Denning, Austin Taylor and Councillor A L Taylor in 1929. Members from the newly formed bowling club duly approached the subdividers and were granted a section of the land for the establishment of a club. After the first subdivision, the sportsground had been passed to the old Erina Shire Council and in due course, with the subdividers consent, a section of the oval was allocated by "plain lease" to The Entrance Bowling Club.

The first site inspection was on the northern side of Denning Street, opposite Park Avenue, which is now known as Park Road. The site resembled a swamp, was densely covered with tee-trees with a shallow watercourse running through the site. Topsoil was transported from Berkeley Vale, and the stones for the foundation were gathered from Tumby Umbi.

Members of the club rallied together and moved them by truck to the club site. The club and the first bowling green was officially opened on April 9, 1944, but there were still only 18 members at the time. In August 1945, members numbers had grown to 69, with an increase the following year to 88. In 1946, the post office building from Rutherford Military Camp became the clubhouse. This building which was 39 feet by 18 feet, was transported in sections from Rutherford and re-erected on the clubhouse site. Original members, Mr & Mrs Jim Duffy are said to have purchased this post office building and donated it to the club.

Members of the club enjoyed visiting this community facility and the second bowling green was opened for their bowlers use in 1947 after works were undertaken by the members. Erina Shire Council granted a further lease in 1960 for a period of 21 years which provided an opportunity to build a third green, and a fourth green was constructed in 1962. This provided The Entrance region, with one of the biggest bowling clubs in the State with four greens.

In the 1970's the Club obtained a commercial loan from Commonwealth Bank for \$200,000 to be used to reconstruct a new clubhouse. This enabled the committee and have plans drawn up for the proposed alterations and extensions to the club. In November 1975, the 2-storey clubhouse, with the exception of the eastern lounge, was constructed and completed. Roy Thompson was President at the time of the official opening. In the late 1970's the club saw a large influx of top bowlers.

In 2019 Mingara Leisure Group amalgamated with the financially distressed club and committed to support the club by providing facilities for the community including a lawn bowls hub. Following the

amalgamation, in March 2020 an electrical fire destroyed the club premises and unfortunately the club was required to cease trading and close.

After a lengthy planning and development application process, with the development requiring approval from the Hunter Central Coast Regional Planning Panel, the development application was approved in August 2022. The bowlers and community were extremely supportive of the rebuilding of the fire damaged building and the improvements to the club including the bowling facilities.

By enhancing the bowling greens with the addition of the bowling shade structures and converting to a synthetic green, this is the most significant improvement to the bowls facilities in the clubs 80 year history. This is also the most significant improvement to Taylor and Shore Park in its history. The redevelopment has received great support from the local community alongside the Central Coast Council. The members have been incredibly patient throughout the redevelopment of the new Club and facilities which enhances the Central Coast lifestyle in the area

Bowlers and the community are supportive and excited for their club to be rebuilt. Mingara Recreation Club are currently accommodating The Greens members during the redevelopment. This enables the bowlers to continue to play their sport and continue engaging with their community whilst awaiting their brand new facility.

The re-development of the Club and Bowling greens is in excess of \$18 million dollars, this is an extraordinary investment for the Clubs members and local community. The new Club will revitalise The Entrance centre as part of a healthy, prosperous, and connected Central Coast community, and is a key priority to Mingara Leisure Group.

Mingara Leisure Group support the land reclassification which will allow the opportunity to purchase the land from Central Coast Council. The land transfer ensures that capital investment in the bowling club remains viable and provides the members and community with peace of mind the bowling club will continue as the local community envisaged 80 years ago upon gifting the land to Council. In July 2021 the Council resolved to the reclassification of the land on which The Greens, The Entrance club is located with the intent for Mingara Leisure Group to purchase.

Mingara Leisure Group is a leader in the NSW Registered Clubs industry with extensive expertise and success in the management of registered clubs and sports facilities. A not-for-profit community organisation who strives to provide the local community with a sustainable and growing community benefit. Our vision is 'to make a significant contribution to the quality of community life'. Mingara Leisure Group is an organisation who loves giving back and supporting our local communities.

The Greens, The Entrance has been operating on the site since 1939 under a lease agreement with Central Coast Council. With the current 20-year lease in place this means by the end of the lease in 2044, The Greens will have held operational control over the land for over 100 years and have funded all developments and improvements to the site over that period.

The Taylor Estate that donated the land to Council, The Greens Club that developed and operated the club and bowling greens for almost 80 years, and now Mingara Leisure Group that rescued the club from financial distress and a devastating fire all share the same vision. As a result of Council's proposal to reclassification and transfer the ownership of land, Mingara Leisure Group will be in a sustainable position to continue delivering the vision for the community well into the future.

Images taken 13/3/2024 of Mingara Leisure Group's Construction progress at The Greens The Entrance.



Regards,

A handwritten signature in black ink, appearing to read 'Andy Yelds'.

Andy Yelds

Chief Property Officer

Mingara Leisure Group

Attachment 5:

Submission Attachment

ATTENTION: Scott Duncan

Section Manager

Land Use and Policy

Central Coast Council

10/5/2024

Dear Scott

I was pleased with the opportunity to speak at the recent Community Forum and the receptive response from the Council Staff present. I and many people in our community were concerned by two of the proposals for land reclassification proposed by Council. These were:

20 Summerland Road, Summerland Point NSW 2259
Lot & Deposited Plan No. Lot 4 DP 263812 (Part)

50W Parraweena Road, Gwandalan
Lot & Deposited Plan No. Lot 1 DP1043151

20 Summerland Road, Summerland Point NSW 2259

Below is the area that was proposed online to be reclassified and offered to the Sporties Club, a subsidiary of Doyalson Wyee RSL, for their long term lease and future development.



The meeting was told that this was inaccurate and that the area being offered for long term lease and future development was only the present foot print of the Club. What was not clear to me, on reflection, was whether it would be necessary to reclassify the whole Lot or is just the Part presently occupied by the Club needed. Reclassification of the whole Lot would open the area up to future clearing and development; not something that the community would support.

As stated at the meeting, the area and particularly the areas adjacent to the Heritage Walkway are very important to the Community. The path and surrounds are maintained by the Tidy Towns group and approximately 2/3 of the Heritage Walkway is in that Lot.

Currently, with financial support from Delta, the group is replacing the aged and damaged signs that were placed along the Walkway in approximately 1992. These identified 22 different trees, shrubs and grasses beside the track.

It is the intention of Tidy Towns members to add to the signage by providing a Power Point Presentation detailing each of the species and their relationships and significance within their environment. I have detailed below an example for Site 2, The Sunshine Wattle (*Acacia terminalis*).

While this is not the final form of the presentation and is information from a prior one that I developed for another group, it indicates the quality and type of information that will be available for each site and species.

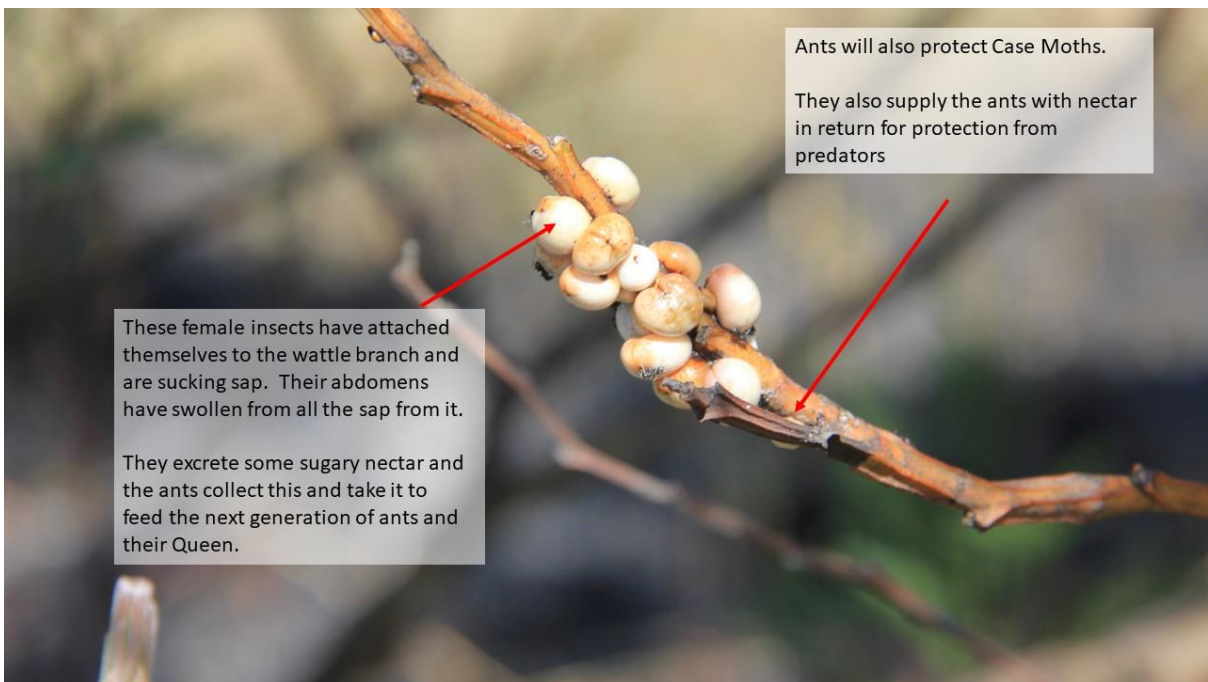
Initially it will be made available to the schools in the area so that they can inform their students and take them on the walk to see the subjects first-hand. The species information on the other sites will include traditional sources of bush food as well as information on Botany and Ecology.

Symbiosis is the main theme/concept at the site of the Sunshine Wattle.





Ants have a symbiotic relationship with many sap sucking insects



Ants will also protect Case Moths.

They also supply the ants with nectar in return for protection from predators

These female insects have attached themselves to the wattle branch and are sucking sap. Their abdomens have swollen from all the sap from it.

They excrete some sugary nectar and the ants collect this and take it to feed the next generation of ants and their Queen.

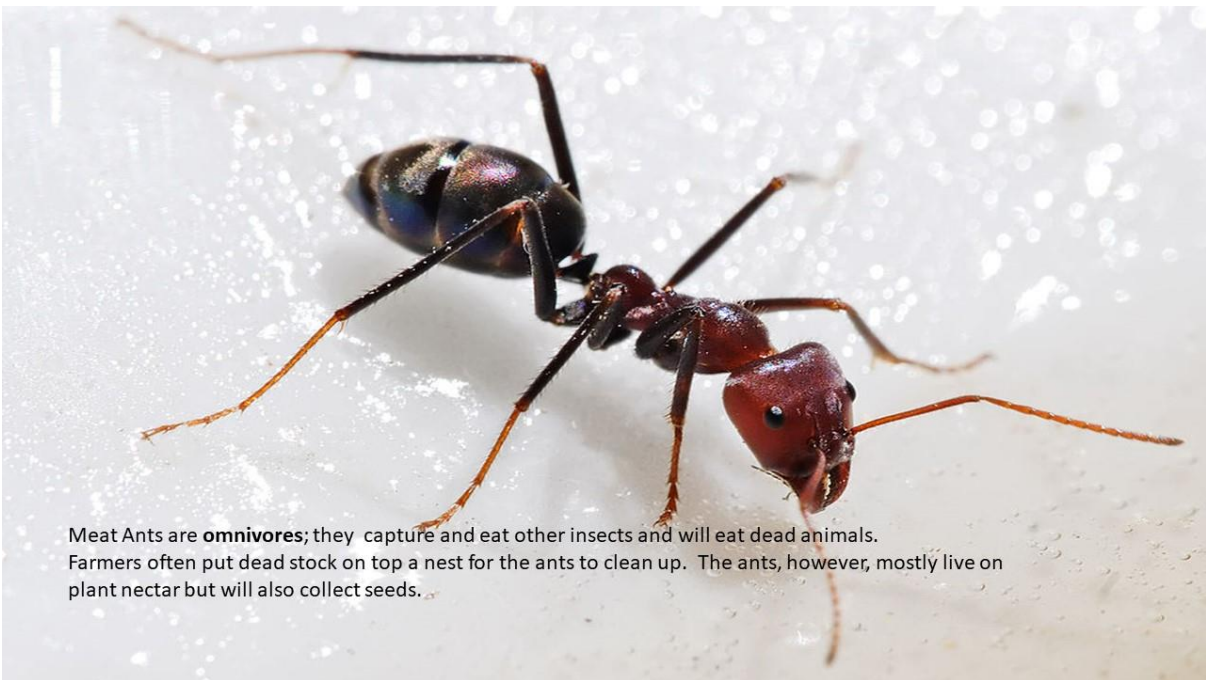


There are at least 1100 species of ants in Australia.

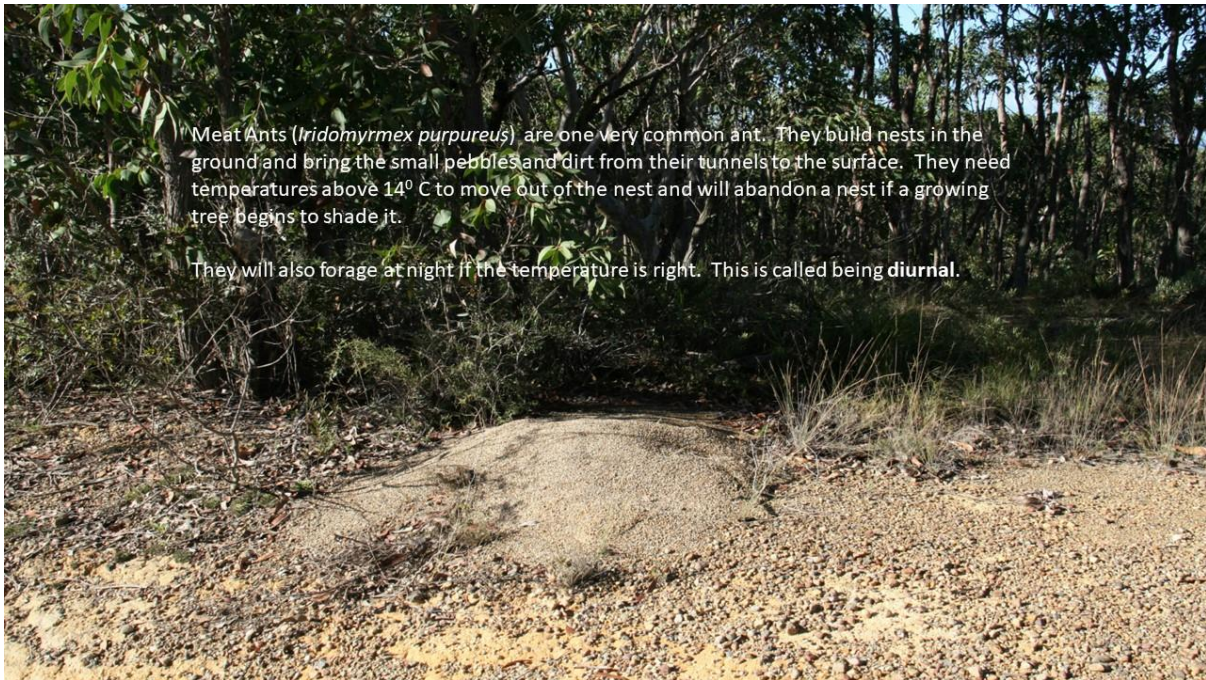
It is common to see ants going up and down the trunks of trees and shrubs to collect nectar from flowers or the many sap sucking insects.

Some ants also eat dead insects and animals. This **Recycling** is very important to the environment.

Ants also collect seeds and take them to their homes in the ground and many plants germinate from there.

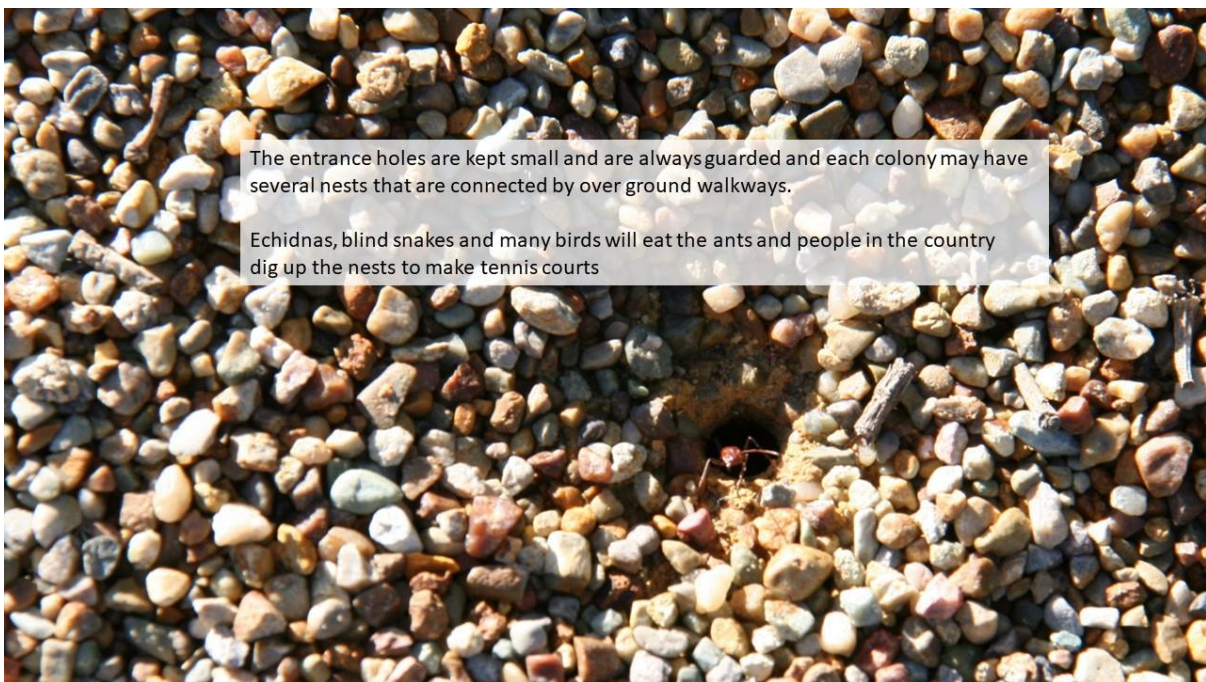


Meat Ants are **omnivores**; they capture and eat other insects and will eat dead animals. Farmers often put dead stock on top a nest for the ants to clean up. The ants, however, mostly live on plant nectar but will also collect seeds.



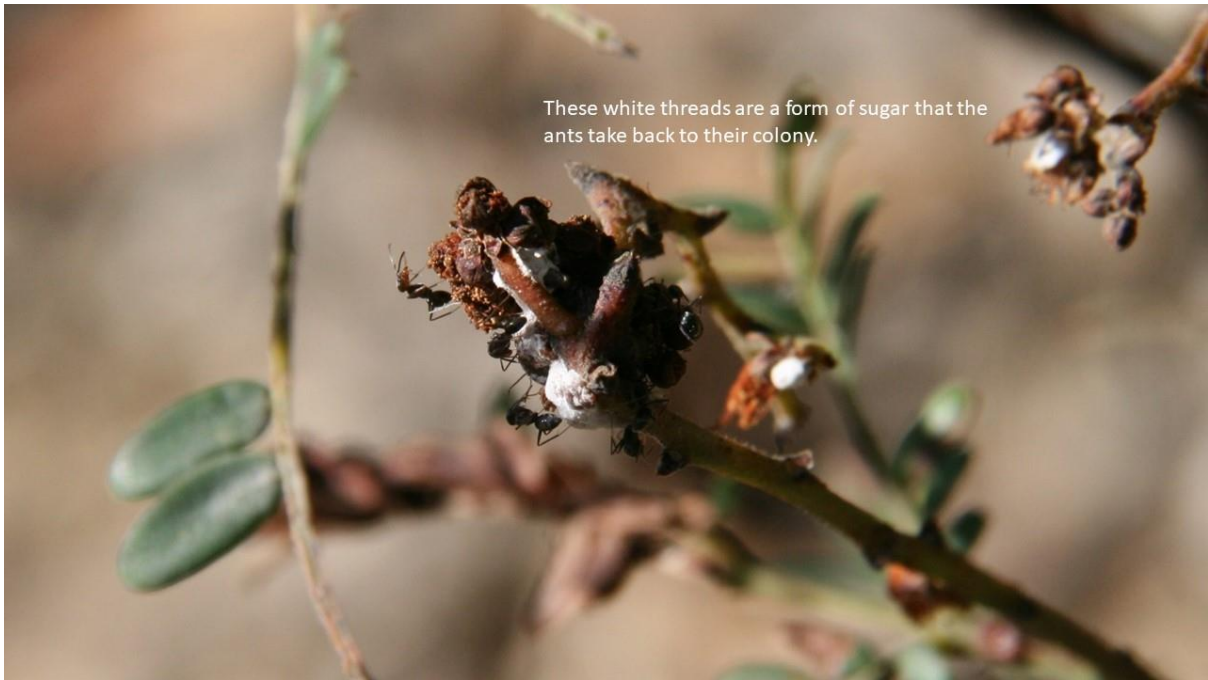
Meat Ants (*Iridomyrmex purpureus*) are one very common ant. They build nests in the ground and bring the small pebbles and dirt from their tunnels to the surface. They need temperatures above 14° C to move out of the nest and will abandon a nest if a growing tree begins to shade it.

They will also forage at night if the temperature is right. This is called being **diurnal**.



The entrance holes are kept small and are always guarded and each colony may have several nests that are connected by over ground walkways.

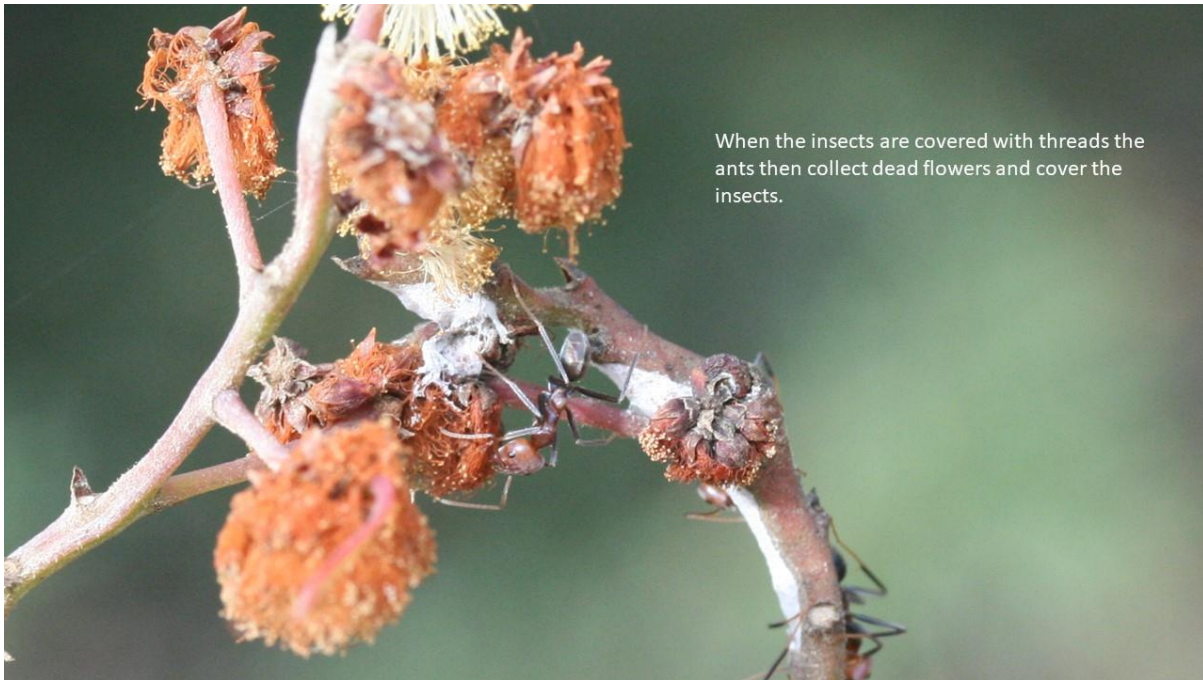
Echidnas, blind snakes and many birds will eat the ants and people in the country dig up the nests to make tennis courts



These white threads are a form of sugar that the ants take back to their colony.



The ants are helping to cover sap sucking scale insects with the white sticky threads the insects are producing.



In future it would be sensible and desirable to add QR Codes to the signage and allow walkers to access the information. This would, however, require the development of a website, something we could do but which would require financial support; something Council could consider.

50W Parraweena Road, Gwandalan

Below is the map of the Lot that was proposed for reclassification. The reason given in the Council publication was that it "will allow the land to be available to deliver the proposed outcomes of the Gwandalan Centre".

At the meeting this was clarified and the purpose was stated to allow for the road widening that would be associated with the development of the "Town Centre".



Summerland Road is gazetted to cross Kanangra Drive at the present roundabout and so provide access to the proposed “Town Centre” and the residential subdivision that will follow it. Summerland Road will continue and end close to the foreshore of Crangan Bay.

Although not stated at the meeting we assume that the road widening would involve creating two lanes at the roundabout and two lanes on the approaches to it. If this is the case it should be made clear to the community.

The previous Council had a policy that was widely accepted. This involved leaving and maintaining an area of natural vegetation on both sides of the main access roads. In the past this has been kept from the Pacific Highway to the Gwandalan Primary School. It is the vegetation corridors and parkland that gives Gwandalan and Summerland Point a character that sets it apart from many other urban areas in the Central Coast and this is highly prized by the Community.

The set back maintained in the current development at Crangan Bay is approximately 39m and this provides a visual amenity, space for residents and some animals to enjoy a natural habitat and some noise abatement. I hope this size buffer will remain in the last area of the development towards the roundabout.

Maintaining the roadsides and parks is a significant and costly task but the Gwandalan and Summerland Tidy Towns Group provides and will continue to provide, significant help to Council. Currently members mow and maintain 21 sites in the area as well as the numerous garden areas we have established. They patrol the entire 5.6 Kilometres of roadside along Kanangra Drive and collect rubbish deposited by people in passing vehicles. Maintaining the vegetation buffers is a paramount concern for them.

The Lot that is proposed to be reclassified is not uniform. The area in the North, that is adjacent to the industrial/service area, was originally a vegetation offset required to be part of the development of the Units on that site.

It varies in width from approximately 15m to 20m, is maintained by the present owners of the site and is regularly used by the community. On the eastern side of the entrance the space is used almost daily by the Child Care Centre and the larger area on the West is grassed and has a number of picnic tables among the trees. These are used as meeting places by walking groups and by people using the adjacent businesses. These include a Vet, Medical Centre, Gym, Automotive Repairs and Maintenance and a very well patronised Café. A number of the trees on site have hollows and I have seen these used as nests by birds and a possum.

It is difficult to see how this part of Lot 1 is required for road widening and it should be kept for the current community use that it provides. Reclassifying it as Operational land and associating it with the new "Town Centre" seems absurd. It needs to continue to be associated and maintained as Community Land by the industrial/service estate.

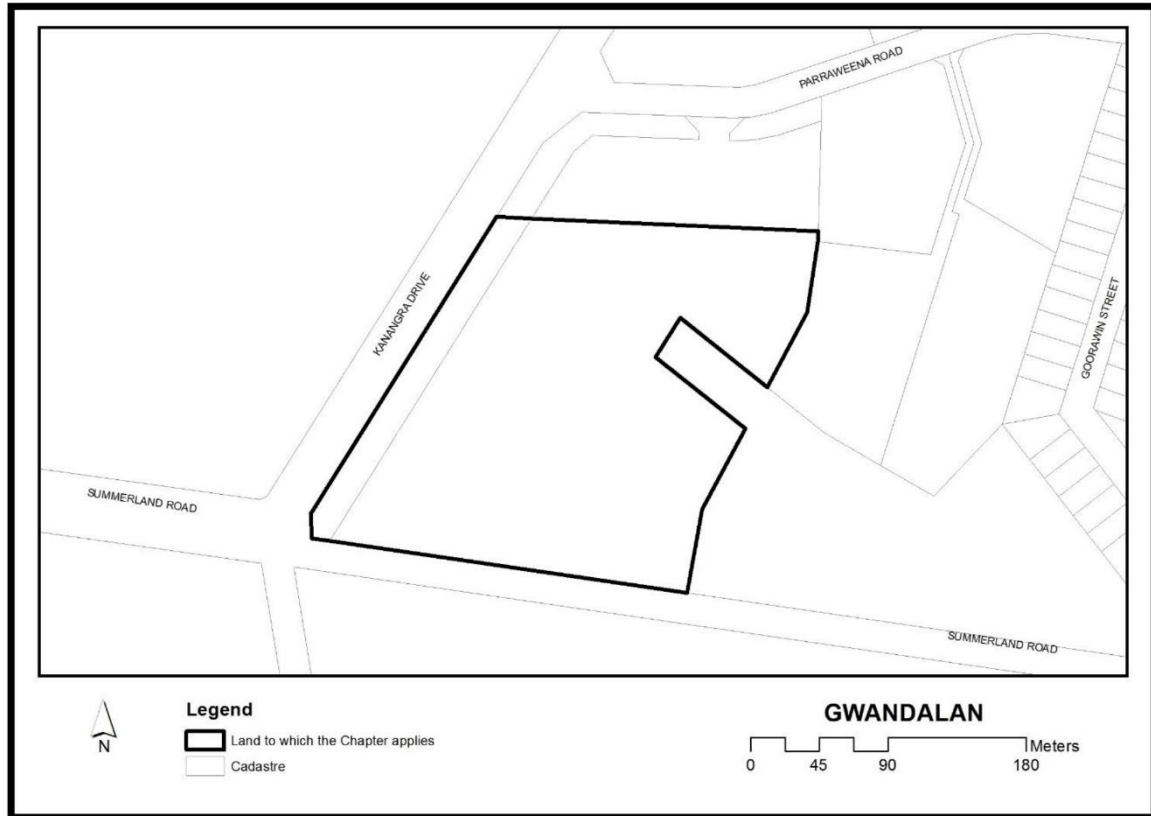
It is vital to most in the Community that the vegetative corridors be maintained including the remainder of Lot 1, i.e., between the industrial estate and the roundabout. It should not be classed and sold to a future developer of the "Town Centre". While this may not be the present intent future Councils may be able to do this with an Operational Classification.

The Location Specific Development Controls document for the Gwandalan Centre, as set out in the Central Coast Development Control Plan 2022, on page 4, mandate a landscape set back as below:

"d) A landscape setback of 10m to Kanangra Drive is to be observed. This setback must not include any above natural ground level signage, car parking, servicing or other structures

e) A landscape setback of 5m to Summerland Road is to be observed"

For Kanangra Drive this is inadequate. The width of Lot 1 in the area adjacent to Kanangra Drive is currently 20m, it would be halved in the Control Plan and seriously reduce the visual amenity. The plan is shown below.



Currently the two lane road occupies approximately 9m of space and the distance between the Sewage Treatment block and the boundary of Lot 1 is approximately 30m. This should be enough to allow for any road widening. If it isn't in a small area near the roundabout and the reclassification takes place then the remaining land should be returned to Community Classification or in the worst case scenario, the Landscape Setback should be increased to 20m.

Thank you for this opportunity to provide feedback and I look forward to Council's response. I intend to share my response with my Tidy Towns group and some of the other concerned residents.

Regards

Richard Miller

Gwandalan. NSW 2259