



IRF NUMBER

Plan finalisation report – PP-2023-2245

Central Coast LEP Reclassification of Council Owned
Land (Multiple Sites)

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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1 Introduction

1.1 Overview

1.1.1 Name of draft LEP

Central Coast Local Environmental Plan 2022 (Amendment No. 9).

The objective of this draft LEP 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. The proposal also includes rezoning of certain sites to support this outcome.

1.1.2 Site description

The draft LEP (**Attachment LEP**) applies to ten sites described in **Table 1** below.

Table 1 Site description

Site Description	The planning proposal (Attachment A) applies to land at:	
	• 18 Dane Drive, Gosford	Lot 2 DP 1011876
	• 49-51 Mann Street, Gosford	Lot 1 DP 251476
	• Part of 50W Parraweena Rd, Gwandalan	Part of Lot 1 DP 1043151
	• 48W Wallarah Road, Gorokan	Lot 2 DP 733448
	• 191 Wallarah Road, Kanwal	Lot 21 DP 813270
	• Part of 6W Kemira Road, Lake Munmorah	Part of Lot 79 DP 217918
	• 75 Bungary Road, Norah Head	Lot 5 Sec 24 DP 758779 and Lot 1 DP 860696
	• Part of 20 Summerland Road, Summerland Point	Part of Lot 4 DP 263812
	• Part of 2-4 Park Road, The Entrance	Part of Lot 10 DP 1285833 and Part of Lot 1 DP 406038
	• 13-15 Yaralla Road, Toukley	Lot 78 DP 20493 and Lot 79 DP 20493
Type	Sites	
Council / LGA	Central Coast	

1.1.3 Purpose of plan

The draft LEP (**Attachment LEP**) facilitates an amendment to Central Coast Local Environmental Plan 2022 which involves the following:

- amend Schedule 4, Part 2 of Central Coast Local Environmental Plan 2022 (interests changed),
- rezone some of the sites, and
- update/include relevant mapping where required.

Further detail of each site is provided in **Table 2 - Table 11** below.

Table 2 Site description

18 Dane Drive, Gosford NSW 2250 (Lot 2 DP1011876)	
Site description	Gosford City Bowling Club
Lot size	6,331m ²
Zone	RE1 Public Recreation
Change in zone proposed	No
Interests changed	Yes
Reason for reclassification	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.
EPI	SEPP (Precincts – Regions) 2021

**Figure 1 - 18 Dane Drive, Gosford (Source: planning proposal, October 2023)**

Table 3 Site description

49-51 Mann Street Gosford 2250 (Lot 1 DP 251476)	
Site description	Land at rear of former Council office, adjacent to Henry Parry Drive
Lot size	38m ²
Zone	B3 Commercial Core
Change in zone proposed	No
Interests changed	Yes
Reason for reclassification	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.
EPI	SEPP (Precincts – Regions) 2021

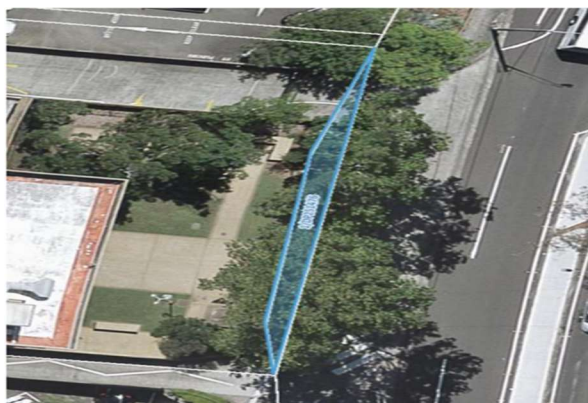
**Figure 2 - 49-51 Mann Street, Gosford (planning proposal, October 2023)**

Table 4 Site description

Part of 50W Parraweena Road, Gwandalan (Part of Lot 1 DP1043151)	
Site description	Vacant land
Lot size	Part of Lot 4,650m ² (whole lot 5,456m ²)
Zone	E1 Local Centre
Change in zone proposed	No
Interests changed	Yes
Reason for reclassification	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
EPI	CCLEP 2022



Figure 3 – Part of 50W Parraweena Road, Gwandalan – Part of Lot 1 DP1043151 (Source: planning proposal, October 2023)

Table 5 Site description

48W Wallarah Road, Gorokan 2263 NSW (Lot 2 DP733448)	
Site description	Grassed lake front land. Irregular parcel of land only accessible via neighbouring lots or via water.
Lot size	2,385m ²
Zone	RE1 Public Recreation
Change in zone proposed	Yes - to RE2 Private Recreation
Interests changed	Yes
Reason for reclassification	To rationalise use of land by the adjoining club either via sale or long-term lease.
EPI	CCLEP 2022

**Figure 4 - 48W Wallarah Road, Gorokan (Source: planning proposal, October 2023)****Figure 5 - 48W Wallarah Road, Gorokan (Source: NSW Spatial Viewer)**

Table 6 Site description

191 Wallarah Road Kanwal 2259 NSW (Lot 21 DP 813270)	
Site description	Community hall and associated car park area.
Lot size	2,433m ²
Zone	RE1 Public Recreation
Change in zone proposed	Yes - to RE2 Private Recreation
Interests changed	Yes
Reason for reclassification	To rationalise use of land by the adjoining club either via sale or long-term lease.
EPI	CCLEP 2022

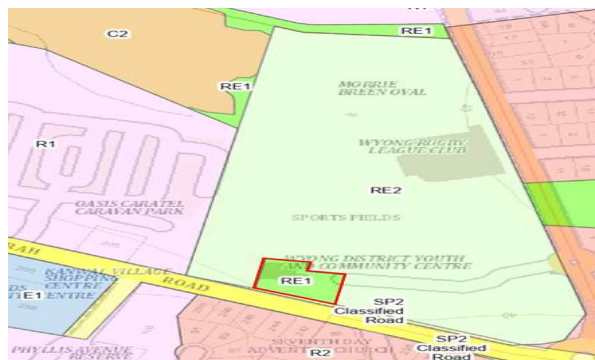
**Figure 6 - 191 Wallarah Road, Kanwal (Source: planning proposal, October 2023)****Figure 7 - 191 Wallarah Road, Kanwal (Source: NSW Spatial Viewer)**

Table 7 Site description

Part of 6W Kemira Road Lake Munmorah 2259 NSW (Part of Lot 79 DP 217918)	
Site description	Proposed road.
Lot size	Part of Lot 2,575m ²
Zone	Part of Lot SP2 Infrastructure (Road)
Change in zone proposed	No
Interests changed	Yes
Reason for reclassification	Reclassification of part of the land at 6W Kemira Road Lake Munmorah to accommodate and align with the required road configuration. This site is not proposed to be sold.
EPI	CCLEP 2022



Figure 8 - Part 6W Kemira Road, Lake Munmorah
 (Source: planning proposal, October 2023)

Table 8 Site description

75 Bungary Road, Norah Head 2263 NSW (Lot 5 Sec 24 DP 758779 and Lot 1 DP 860696)	
Site description	Land containing Norah Head Community Hall (beyond repair and requires demolition), and vacant land to the rear of the building.
Lot size	Lot 5, Sec 24, DP 758779: 746m ² Lot 1, DP 860696: 248m ²
Zone	R1 General Residential
Change in zone proposed	No
Interests changed	Yes
Reason for reclassification	To sell via open market to part-fund development of new community centre.
EPI	CCLEP 2022

**Figure 9 - Lot 5 Sec 24 DP 758779 (Source: planning proposal, October 2023)****Figure 10 - Lot 1 DP 860696 (Source: planning proposal, October 2023)**

Table 9 Site description

Part of 20 Summerland Road, Summerland Point NSW 2259 (Part of Lot 4 DP 263812)	
Site description	The area identified for reclassification is developed as Summerland Point Sporties Club, which is a single story building with outdoor recreation facilities.
Lot size	Part of Lot 1,500m ² (whole lot 9,500m ²)
Zone	RE1 Public Recreation
Change in zone proposed	No
Interests changed	Yes
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.
EPI	CCLEP 2022



Figure 11 – Part of 20 Summerland Road, Summerland Point (Source: planning proposal, October 2023)

Table 10 Site description

Part of 2-4 Park Road The Entrance 2259 NSW (Part of Lot 10 DP 1285833 and Part of Lot 1 DP 406038)	
Site description	The Entrance Bowling club lease area consists of 3 bowling greens, sheds, and clubhouse (now demolished following fire), as well as a small thin parcel of land to the south east which forms part of bowling green. The adjacent open space is not proposed to be reclassified.
Lot size	Part of Lot 10, DP 1285833: 6,941 m² approx. (whole lot 23,460m²) Part of Lot 1, DP 406038: 78m² approx. (whole lot 82.2 m²)
Zone	RE1 Public Recreation
Change in zone proposed	Yes - to RE2 Private Recreation
Interests changed	Yes
Reason for reclassification	To enable rebuilding of The Greens Bowling Club, either via sale or long-term lease.
EPI	CCLEP 2022

**Figure 12 - Part of Lot 10 DP 1285833(Source: planning proposal, October 2023)****Figure 13 - Part of Lot 1 DP 406038 (Source: planning proposal, October 2023)****Figure 14 - Two lots (Source: NSW Spatial Viewer)**

Table 11 Site description

13-15 Yarralla Rd Toukley 2263 NSW (Lot 78 and Lot 79 DP 20493)	
Site description	Single storey dwelling (15 Yarralla Rd) with approx.10 car space parking area to the rear (13 Yarralla Rd).
Lot size	Both lots: 569m ²
Zone	15 Yarralla Rd - MU1 Mixed Use : Lot 79 DP 20493 13 Yarralla Rd - MU1 Mixed Use: Lot 78 DP 20493
Change in zone proposed	No
Interests changed	Yes
Reason for reclassification	To enable inclusion of land in Council's affordable housing sites portfolio, either via sale or long-term lease.
EPI	CCLEP 2022



Figure 15 - 15 Yarralla Rd, Toukley - Lot 79 DP 20493
(Source: planning proposal, October 2023)



Figure 16 - 13 Yarralla Rd, Toukley - Lot 78 DP 20493
(Source: planning proposal, October 2023)

Table 122 Amended Schedules

Schedule to be Amended	Property Details
Amend Schedule 4, Part 2 of Central Coast Local Environmental Plan 2022 (interests changed)	- Part of Lot 1 DP 1043151, Part of 50W Parraweena Road Gwandalan - Lot 2 DP 733448, 48w Wallarah Road Gorokan - Lot 21 DP 813270, 191 Wallarah Road Kanwal - Part of Lot 79 DP 217918, Part of 6W Kemira Road Lake Munmorah - Lot 1 DP 860696, 75 Bungary Road, Norah Head - Lot 5 Sec 24 DP 758779, 75 Bungary Road, Norah Head - Part of Lot 4 DP 263812, Part of 20 Summerland Road Summerland Point - Part of Lot 10 DP 1285833, Part of 2-4 Park Road The Entrance - Part of Lot 1 DP 406038, Part of 2-4 Park Road The Entrance - Lot 78 DP 20493, 13 Yaralla Rd Toukley - Lot 79 DP 20493, 15 Yaralla Rd Toukley - Lot 2 DP 1011876, 18 Dane Drive Gosford - Lot 1 DP 251476, 49-51 Mann Street Gosford

Details of interests on the subject sites is provided as Appendix B to Council's planning proposal (**Attachment A**).

The draft LEP also rezones 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 of 2-4 Park Road The Entrance 2259 NSW (Part of 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.

1.1.4 State electorate and local member

The sites fall within several electorates and the MP of each is as stated below:

- Wyong electorate – Hon David Harris MP
- The Entrance electorate – David Mehan MP
- Swansea electorate – Hon Yasmin Catley MP
- Gosford electorate – Liesl Tesch MP

The sites fall within the Shortland and Dobell federal electorates, with Hon Pat Conroy MP and Hon Emma McBride MP as the Federal Members, respectively.

To the team's knowledge, no MP has made any written representations regarding the proposal.

There are no donations or gifts to disclose, and a political donation disclosure is not required.

There have been no meetings or communications with registered lobbyists with respect to this proposal.

2 Gateway determination and alterations

The Gateway determination issued on 15/11/2023 (**Attachment B**) determined that the proposal should proceed subject to conditions. Council has met all the Gateway determination conditions, with the exception of the timeframe. The Gateway determination requires the proposal to be finalised by 28/08/2024.

Council submitted the planning proposal for finalisation on 8/07/2024. Given the post-exhibition changes to the planning proposal after community consultation; reporting timeframes to the Governor for the reclassification and discharge of interests from some of the subject land parcels, the delay in timeframe for finalising the planning proposal is considered reasonable.

3 Public exhibition and post-exhibition changes

In accordance with the Gateway determination, the proposal was publicly exhibited by Council from 20 February and 18 March 2024.

A total of 30 submissions were received. A further 5 submissions were received as late submissions. 29 submissions object to the reclassification, 2 were impartial and 3 were in support (Appendix F to Council's planning proposal at **Attachment A**).

Two public hearings were held following public exhibition, as required by section 29 of the *Local Government Act 1993*.

The following section provides further details.

3.1 Submissions during exhibition

3.1.1 Submissions supporting the proposal

Supportive submissions were received from two agencies, (NSW Rural Fire Service and Biodiversity Conservation and Science [BCS] at Department of Climate Change, Energy, the Environment and Water [DCCEE]), and one from an individual.

BCS's submission raised no objection as long as the reclassification did not raise development expectations for parcels that are either of high biodiversity value, flood prone or in mapped coastal zones.

Further, the individual supporting submission commented on Part of 2-4 Park Road, The Entrance NSW (part of lot 10 DP 1285833 and part of Lot 1 DP 406038), noting that the reclassification

provides the opportunity for sustainable management and retention of the bowling greens by the lease holder.

3.1.2 Submissions objecting to and/or raising issues about the proposal.

The 29 submissions raising concerns and matters raised at the public hearings were spread across the sites included in this planning proposal, with issues unique to each site as summarised in **Table 13**.

Two public hearings were held, one on the 8 May 2024 at the Erina Centre and the other on 9 May 2024 at Wyong Golf Club Auditorium (**Attachment E and F**).

The first public hearing focused on the following sites:

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

Discussions at the first public hearing focused on the Gosford bowling club, with concerns about the potential loss of green space in Gosford due to increasing urbanisation and development. Additionally, questions were raised regarding Council's decision-making process, the statutory trusts on the land, and the role of the Administrator in advancing these changes before the elected Council resumes control. Community members present at the discussion expressed general opposition to reclassifying the land that hosts the Bowling Club.

The second public hearing focused 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),
- Part of 50W Parraweena Rd, Gwandalan (Part of Lot 1 DP 1043151),
- Part of 6W Kemira Road, Lake Munmorah (Part of Lot 79 DP 217918), and
- Part of 20 Summerland Road Summerland Point Lot (Part of Lot 4 DP 263812).

Table 13 Summary of Key Issues raised in submissions and at public hearings

Site	Issue raised	Council's response and Department assessment of adequacy of response
18 Dane Drive, Gosford, Gosford Bowling Club (24 submissions)	Loss of community and health	Council's Response: Council recognises the importance of the Gosford Bowling Club to the community and its members. The site's reclassification from community land to operational land won't result in immediate changes. The Council plans to lease the site for another five years to maintain its use as a bowling club. They will give ample notice for the Central Coast Leagues Club to find a new location for the bowls club in the future. Department's Response: The Department considers that Council has adequately responded to the matters raised.

Site	Issue raised	Council's response and Department assessment of adequacy of response
	Loss of accessibility to recreation and inclusion, with programs for people with disabilities	Council's Response: Council acknowledges the inclusive programs at the site, which make lawn bowls accessible to bowlers of all abilities. Council encourage all sporting and community clubs to offer recreational facilities to everyone. Council has extended the lease, allowing the bowling club to operate for another five years. Department's Response: The Department considers that Council has adequately responded to the matters raised.
	Loss of recreation space and opposition to rezoning for high-rise development	Council's Response: Council notes that the future use of the Gosford Bowling Club site may change regardless of its land classification. Changing the classification from Community to Operational land will provide more management options. The site will remain zoned as RE1 Public Recreation, allowing only recreation-related uses. Any non-recreational use would require rezoning through a separate planning proposal process. Department's Response: The Department considers that Council has adequately responded to the matters raised.
	Ethics and morals – community perception that the potential sale and development of land compromises social values. Proposal should be considered by the elected Council (also raised in general for all sites)	Council's Response: 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. Department's Response: The Department considers that Council has adequately responded to the matters raised and notes the planning proposal (Appendix F to Attachment A) provides sufficient detail of the future use of funds for the potential sale which may occur from some of the sites.
49-51 Mann Street Gosford (one submission)	Intent of reclassification and Gosford Council Chambers unclear	Council's Response: Council has been transparent that this portion of land was inadvertently omitted from the recent reclassification of land

Site	Issue raised	Council's response and Department assessment of adequacy of response
	Timing of reclassification and elected Council	to support sale of the former Council chambers at Gosford to TAFE. The planning process has followed the same process with Council under administration as it would have under an elected Council. The process of identifying sites for reclassification has been ongoing. Department's Response: The Department considers that Council has adequately responded to the matters raised.
Part of 2-4 Park Road, The Entrance (one submission)	Concerns regarding a premium price for potential sale or lease of land	Council's Response: The reclassification of the site will provide benefits to the community through the reopening of a community facility. In the case of a potential direct land sale with a proposed buyer, property will be worth the market value determined by an independent valuer in accordance with Council's Land Transaction Policy. Department's Response: The Department considers that Council has adequately responded to the matters raised.
13 & 15 Yaralla Road, Toukley (one submission)	Parking concerns as attendees from the Senior Citizen Centre next door often use car parking on site as it is accessible.	Council Response (Attachment H): Council notes nearby availability of alternative parking locations, including at the Senior Citizen Centre. The subject site and Seniors Citizen Centre are zoned MU1 with a permissible height of 20m. There are no detailed plans about any development on site.
	Building height of proposed development (noting 3-5 storeys of concern)	Department's Response: The Department considers that Council has adequately responded to the matters raised.
Part of 50W Parraweena Road, Gwandalan (one submission)	Inclusion of buffer zone in front of industrial estate	Council's Response: 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 made
	Loss of buffer zone	

Site	Issue raised	Council's response and Department assessment of adequacy of response
	Traffic and access – access to 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.	a post-exhibition amendment to the planning proposal to remove the buffer fronting the established business park. See map under Section 3.31 of this report. The site specific Development Control Plan requires all development at the Local Centre site to be setback 10m from Kanangra Drive. 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. Department's Response: The Department considers that Council has adequately responded to the matters raised.
Part of 6W Kemira Road, Lake Munmorah (one submission)	Supports connection to future housing	Council's Response: Reclassification will allow the land to 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. Department's Response: The Department considers that Council has adequately responded to the matters raised.
	Impact on traffic	Council's Response: The construction of the road will be required to meet road design standards and will be engineered to facilitate drainage and stormwater works. Department's Response: The Department considers that Council has adequately responded to the matters raised.
75 Bungary Road, Norah Head (one submission)	Retain as Community Land	Council's Response: 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. Department's Response: The Department considers that Council has adequately responded to the matters raised.

Site	Issue raised	Council's response and Department assessment of adequacy of response
Part of 20 Summerland Road, Summerland Point (one submission)	Concern for future development	Council's Response: 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 reclassification process, and no part of the Heritage Walkway is within the Sporties lease area being reclassified. Department's Response: The Department considers that Council has adequately responded to the matters raised.
	Importance of Heritage Walkway	

3.2 Advice from agencies

In accordance with the Gateway determination, Council was required to consult with agencies listed below in **Table 14** who have provided the following feedback (Appendix F to Council's planning proposal at **Attachment A**).

Table 14 Advice from public authorities

Agency	Advice raised	Council response
NSW DCCEEW Biodiversity Conservation and Science	BCS raises no objection, as long as reclassification does not raise development expectation of parcels with biodiversity value, are flood prone or mapped coastal zones (see 6W Kemira Road, Lake Munmorah and 20 Summerland Road, Summerland Point).	Noted
NSW Rural Fire Service	RFS raises no concerns.	Noted

The Department notes the advice from the agencies and considers Council has adequately addressed matters raised in submissions from public authorities.

3.3 Post-exhibition changes

3.3.1 Council resolved changes

At Council's Ordinary Meeting on 25/06/2024, Council resolved to proceed with the planning proposal with the following post-exhibition changes (**Attachment C**):

- change the reclassification area of 50W Parraweena Road, Gwandalan to only include the area zoned E1 Local Centre,
- rezone Part of 6W Kemira Road, Lake Munmorah from RE1 to SP2 [to accommodate and align with the required road configuration and widening],
- rezone the sites at 48W Wallarah Road, Gorokan, 191 Wallarah Road, Kanwal and Part of 2-4 Park Road, The Entrance from RE1 Public Recreation to RE2 Private Recreation, and
- 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).

The rezoning of the specified sites to RE2 Private Recreation allows for use of land by the adjoining club via sale or long-term lease. The adjustment to the SP2 Infrastructure area reflects the need to accommodate essential road infrastructure, ensuring that the overall planning and development strategy is coherent and well-integrated.

Further, following public exhibition and public hearings it came to Council's attention that the inclusion of the entire lot at 50W Parraweena Road, Gwandalan (Lot 1 DP 1043151) in the reclassification process was unnecessary and had the potential to impact on existing recreational space fronting the business park on Parraweena Road. See proposed change under:



Exhibited Version



Updated Mapping for LEP Finalisation

3.3.2 The Department's recommended changes

Following the receipt of the revised planning proposal from Council, the Department has revised the proposal to include the reclassification of 18 Dane Drive and 49-51 Mann Street, Gosford under Schedule 4, Part 2 of the Central Coast LEP rather than Schedule 8, Part 2 of *State Environmental Planning Policy (Precincts – Regional) 2021* as initially sought by Council. This reflects that the *Local Government Act 1993* states that a local environmental plan may reclassify land from community to operational.

3.3.3 Justification for post-exhibition changes

The Department notes that Council's proposed post-exhibition changes are justified and do not require re-exhibition. It is considered that the post-exhibition changes:

- Ensure that reclassification relates to the appropriate land and resolves any zoning inconsistencies.
- Do not alter the intent of the planning proposal and are minor amendments to the planning proposal.

4 Department's assessment

The proposal has been subject to detailed review and assessment through the Department's Gateway determination (**Attachment B**) and subsequent planning proposal processes. It has also been subject to a high level of public consultation and engagement.

The following reassesses the proposal against relevant Section 9.1 Directions, SEPPs, Regional and District Plans and Council's Local Strategic Planning Statement. It also reassesses any potential key impacts associated with the proposal (as modified).

As outlined in the Gateway determination report (**Attachment D**), the planning proposal submitted to the Department for finalisation:

- Remains consistent with the Central Coast Regional Plan 2041
- Remains consistent with the Council's Local Strategic Planning Statement
- Remains consistent with all relevant Section 9.1 Directions
- Remains consistent with all relevant SEPPs

The following tables identify whether the proposal is consistent with the assessment undertaken at the Gateway determination stage.

Table 15 Summary of strategic assessment

	Consistent with Gateway determination report Assessment	
Regional Plan	☒ Yes	☐ No, refer to section 4.1
Local Strategic Planning Statement	☒ Yes	☐ No, refer to section 4.1
Section 9.1 Ministerial Directions	☒ Yes	☐ No, refer to section 4.1
State Environmental Planning Policies (SEPPs)	☒ Yes	☐ No, refer to section 4.1

Table 16 Summary of site-specific assessment

Site-specific assessment	Consistent with Gateway determination report Assessment	
Social and economic impacts	☒ Yes	☐ No, refer to section 4.1
Environmental impacts	☒ Yes	☐ No, refer to section 4.1
Infrastructure	☒ Yes	☐ No, refer to section 4.1

5 Post-assessment consultation

The Department consulted with the following stakeholders after the assessment.

Table 17 Consultation following the Department's assessment

Stakeholder	Consultation	The Department is satisfied with the draft LEP
Mapping	Digital map layers (Land Zoning and Land Reclassification (Part Lots)) for the subject sites have been prepared by the Department's ePlanning team and meet the technical requirements.	☒ Yes ☐ No, see below for details
Council	Council was consulted on the terms of the draft instrument under clause 3.36(1) of the <i>Environmental Planning and Assessment Act 1979</i> (Attachment G). Council confirmed on 27/11/2024 that it approved the draft and that the plan should be made (Attachment H).	☒ Yes ☐ No, see below for details
Parliamentary Counsel Opinion	On 9/05/2025, Parliamentary Counsel issued a Certificate that the draft LEP is in an appropriate form for it to be published on the NSW Legislation website. This Certificate is provided at Attachment PC .	☒ Yes ☐ No, see below for details
Executive Council	On 6/08/2025, the Executive Council approved the proposed reclassifications (Attachment ExCO).	☒ Yes ☐ No, see below for details

6 Recommendation

It is recommended that the Minister's delegate as the local plan-making authority determine to make the draft LEP under clause 3.36(2)(a) of the Act because:

- The draft LEP has strategic merit being consistent with Central Coast Regional Plan 2041.
- It is consistent with the Gateway Determination.
- Issues raised during consultation have been addressed, and there are no outstanding agency objections to the proposal.



6 August 2025

Jazmin Van Veen

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Attachments

Attachment	Document
A	Planning Proposal
B	Gateway Determination
C	Council Resolution (25 June 2024)
D	Gateway Determination Report
E	Hearing report 1 (8 May 2024)
F	Hearing report 2 (9 May 2024)
G	Section 3.36(1) Consultation with Council
H	Council response – 13-15 Yaralla Road, Toukley
I	Governor Approval
PC	Parliamentary Counsel's Certificate
LEP	Draft Central Coast Local Environmental Plan 2022 (Amendment No 9)