



# PLANNING PROPOSAL 682A COLERIDGE ROAD BATEAU BAY

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# ***Planning Proposal***

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<b>Version</b>	<b>Date</b>	<b>Comment</b>
1.0	April 2022	Submission to NSW Planning Portal
2.0	14 July 2022	Amendments following pre-gateway review Remove reference to Wyong Local Environmental Plan 2013

## Introduction, Context & Site Background

The subject property is owned by Red Bus Services Pty Ltd (the Company) and has been used as a bus depot since 1981. The Red Bus Company is required to regularly submit tenders to Transport for NSW to operate the business. The Company intends to continue to provide bus services to the local area, however given the lack of certainty in the State government funding regimes, the Company is looking to the future, should their contract not be renewed.

Accordingly, the Company wishes to pursue a rezoning of the land to R1 General Residential in recognition of the site's attributes that are conducive to medium density residential development and its proximity to the Coleridge Road/Bard Lane Neighbourhood Centre, access to Wyrabalong National Park and other R1 General Residential zoned land on the western side of the Central Coast Highway.

For the bus depot to remain operational for as long as possible it is also proposed to include "transport depot" as an Additional Permitted Use within Schedule 1 of Central Coast Local Environmental Plan 2022.

### Planning Proposal Pre-Lodgement Meeting

A Pre-Lodgement meeting was held with Council staff on 12 August 2021. An extract from the meeting notes is shown below:

*"A preliminary assessment of the proposal indicates that the land would be suitable for residential use as it is cleared, relatively flat, well serviced by existing infrastructure such as roads, water, sewer and stormwater drainage.*

*It is likely that a vegetative buffer and Asset Protection Zone would be required on land fronting the National Park.*

*An access road to Council's water supply facility exists on the subject site so any future subdivision would be required to accommodate this access within a right-of-way. This matter should also be addressed in a concept plan submitted with the Planning Proposal.*

*A Planning Proposal would have to address the following matters:*

*1 The aims and objectives, actions and requirements in the following strategic planning documents:*

- Central Coast Regional Plan 2036*
- Local Strategic Planning Statement*
- Key Relevant Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979 such as (but not limited to):*

- ~ 2.3 Heritage Conservation
- ~ 2.6 Remediation of Contaminated Land
- ~ 3.1 Residential Zones
- ~ 4.3 Flood Prone Land
- ~ 4.4 Planning for Bushfire Protection
- ~ 5.10 Regional Plans

2 Council strategies such as Affordable Housing Strategy and Biodiversity Strategy.

In order to retain the existing use of bus depot on the site the inclusion of "transport depot" as an Additional Permitted Use is supported. The definition of "transport depot" is:

*a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking."*

## Subject Land

Land subject to the Planning Proposal is Lot 3 DP 716082 No. 682A Coleridge Road Bateau Bay.



Figure 1 – Source: Central Coast Council On-Line Mapping Tool

## **The Proposal**

The proposal includes the following:

1. Rezone the subject land to R1 General Residential under Central Coast Local Environmental Plan 2022.
2. Apply the Minimum Lot Size of 450m<sup>2</sup> to the land to be rezoned R1 General Residential under the Central Coast Local Environmental Plan 2022.
3. Amend Schedule 1 of the Central Coast Local Environmental Plan 2022 to include an Additional Permitted Use of "transport depot" on the subject land.

## **Part 1            Objectives or Intended Outcomes**

The objectives and intended outcomes of the Planning Proposal are to:

- rezone the subject land to a zone that appropriately reflects the land's location within the Karagi regionally significant growth area and the existing surrounding residential character.
- rezone the subject land to a zone that appropriately reflects the physical constraints and attributes of the land.
- rezone the subject land and apply an appropriate minimum lot size which accounts for the future development on, and the urban capability of, such land; and
- introduce an additional permitted use that will enable the bus depot to continue to operate on the site until such time as it is no longer required.

## **Part 2            Explanation of Provisions**

The proposed outcome will be achieved by:

- Amending Land Zoning Map of Central Coast Local Environmental Plan 2022 (CCLEP 2022) to reflect the proposed zoning changes.
- Amending the Lot Size Map of Central Coast Local Environmental Plan 2022 (CCLEP 2022) to reflect the proposed changes to the minimum lot size.
- Amending Schedule 1 of Central Coast Local Environmental Plan 2022 (CCLEP 2022) to include an additional permitted use of "transport depot" for the subject land.

## **Part 3 Justification**

### **Section A – Need for the Planning Proposal**

The rationale for this Planning Proposal is to secure future development opportunities for the land to address a scenario that could occur when the land may no longer be required to be used as a bus depot. The proposed rezoning will facilitate additional housing opportunities in the area and provide a suitable urban interface to the Wyrabalong National Park to the east of the site.

This rationale is expanded and justified in the following sections.

#### **1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?**

The Planning Proposal is not the result of a specific strategic study or report.

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

Proceeding with this Planning Proposal has been recommended by staff at Central Coast Council as the best means of achieving the objectives and intended outcomes.

The site is located within the Karagi Regionally Significant Growth Area. The **Draft Central Coast Regional Plan 2041** recommends the preparation of Place Strategies for the Regionally Significant Growth Areas. Proceeding with the Planning Proposal prior to the preparation of the Place Strategy for the Karagi Regionally Significant Growth Area is justified based on that if successful, the proposal will achieve the aims of any future Place Strategy. Specifically:

- Facilitating a range of housing types and lot sizes
- Enabling higher yields close to open space, retail, commercial, community, recreation facilities and public transport.
- Providing for an effective and efficient road hierarchy and network

The proposal also addresses the relevant Place Strategy outcomes for the Bateau Bay Precinct set out in the Draft Strategy by creating a diverse and vibrant centre of Karagi through supporting and reinforcing the retail hierarchy of the area – particularly the Coleridge Road/Bard Lane Neighbourhood Centre. It will also take advantage of the nearby green infrastructure of the Wyrabalong National Park and other Council owned parks and sporting fields which are all within walking distance of the site.



## Section B – Relationship to strategic planning framework

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

The **Central Coast Regional Plan 2036** is a high-level document that seeks to manage the growth and change of the region over the next 14 years.

The Planning Proposal addresses several of the actions contained in the Central Coast Regional Plan 2036. A response to the most relevant actions contained within the current Plan are set out in the table below:

Goal	Direction	Action	Response
2. Protect the natural environment and manage the use of agricultural and resource lands	12 Protect and manage environmental values	12.1 Identify terrestrial and aquatic biodiversity values and protect areas of high environmental value to sustain the lifestyle, economic success and environmental health of the region.	See the Flora and Fauna Assessment Report submitted with this Planning Proposal. The report concludes that the future residential development of the land would be unlikely to result in a significant impact upon species, populations, communities or threatened biodiversity listed under the Biodiversity Conservation Act 2016.  The report also states that any impact to Sensitive Biodiversity Values and Important Area for Swift Parrot mapped areas can be avoided by an 88b instrument (RDA) and 88e instrument - positive covenant (e.g., VMP for APZ management) created on certain future lots to be created by subsequent subdivision.  A suitable interface will be established between the proposal and the Wyrabalong National Park due to the topography of the eastern portion of the property, the vegetation in that area and the requirement to maintain a 16m wide Asset Protection Zone along the eastern boundary.
		12.2 Identify and strengthen biodiversity corridors as places for priority biodiversity offsets.	
		12.5 Sensitively manage natural areas on the fringe of the urban areas and in the west of the region to mitigate land use incompatibility issues and provide important quality of life and tourism benefits for the region.	
	14 Protect the coast and manage natural hazards and climate change	14.1 Manage the risks of climate change and improve the region's resilience to hazards such as flooding, coastal erosion, bushfire, mine subsidence and land contamination.	The Flood Impact Assessment prepared in support of the proposal concluded that the concept proposed development generally complies with Council's DCP requirement in terms of flood



			<p>affectation, however once the cut and fill plan is developed during the detailed design phase the flood impact assessment could be refined if needed.</p> <p>Further, the Strategic Bushfire Study prepared in support of the proposal concluded that the Planning Proposal meets the aim and objectives of PBP and can achieve required APZs and other bushfire mitigation measures and does not impose additional mitigation actions on adjoining land.</p>
3. Well-connected communities and attractive lifestyles	15 Create a well-planned, compact settlement pattern	15.1 Create a well-planned, functional and compact settlement pattern around existing urban and employment areas, the Warnervale-Wadalba release area, the Northern and Southern Growth Corridors, existing rural villages and sites included in an endorsed local strategy.	The subject land is located adjacent to the existing urban areas of Bateau Bay. The proposed residential zoned area will not encroach into any environmentally sensitive lands. The proposal will facilitate better pedestrian and vehicular connections between the adjoining residential areas and enhance and support the Coleridge Road/Bard Lane Neighbourhood Centre that is located on its northern boundary.
		15.2 Ensure the settlement pattern responds to settlement planning principles and does not encroach on sensitive land uses.	The subject land is located adjacent to the existing urban areas of Bateau Bay. The proposed residential zoned area will not encroach into the environmentally sensitive lands.
		15.3 Plan for communities to be better connected by an integrated transport system that prioritises safe walking, cycling and public transport.	The land is located adjacent to the Central Coast Highway with excellent connectivity to the public transport network. The proposal will facilitate greater levels of pedestrian and vehicular connectivity between the surrounding residential areas. The proposal is also supported by a Traffic Impact Assessment which concludes that subject site is suitable for the proposed rezoning/development in relation to the impact of traffic, vehicle and pedestrian access and safety considerations.
	17. Align land use and infrastructure planning	17.1 Align land use and infrastructure planning to maximise the use and capacity of existing infrastructure, and the efficiency of new	The subject land is serviced by existing water and sewerage systems.

		infrastructure.	
4. A variety of housing choice to suit needs and lifestyles	20. Grow housing choice in and around local centres.	20.1 Improve housing choice by supporting housing delivery in and near the growth corridors and local centres.	The Planning Proposal will facilitate the creation of additional housing opportunities and housing choice that support the nearby Bateau Bay Town Centre and Coleridge Rd/Bard Lane Neighbourhood Centre.
		20.3 Implement policies, plans and investment options that will support greater housing diversity in centres.	
	21. Provide housing choice to meet community needs	21.1 Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and greenfield housing locations.	<p>The Planning Proposal will allow for the creation of a variety of lot types and sizes to be created.</p> <p>The proposed R1 General Residential Zoning will also support greater housing diversity in the area.</p>

As demonstrated above, the Planning Proposal gives effect to several of the actions contained in the Central Coast Regional Plan 2036 and will assist the State Government in achieving several of its objectives particularly around increasing the amount of housing supply, housing choice, housing diversity and affordable housing opportunities.

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

The proposal addresses several of the objectives of the various strategies and initiatives contained within the Local Strategic Planning Statement (LSPS). A response to some of the relevant planning priorities contained within the adopted LSPS is shown below.

Planning Priority	Response
Housing	
Provide for the housing needs of our growing region	<p>The Planning Proposal will facilitate the provision of additional and sustainable housing opportunities within the area.</p> <p>It will also facilitate the provision of a diverse range of affordable housing opportunities.</p>
A consistent and balanced approach to land use planning and development supporting the directions and goals of the Central Coast Regional Plan 2036, themes and focus areas of the Central Coast Community Strategic Plan 2018	See further comments below. The proposal supports several of the directions and goals of the Central Coast Regional Plan 2036, and the themes and focus areas of the Central Coast Community Strategic Plan 2018.
Open Space	
Plan for a hierarchy of recreational open space based on current and future needs	The rezoning of the land will re-enforce the importance of the Wyrabalong National Park to the east of the site. The property is also within walking distance to small local parks and playgrounds as well as to the Sporting fields on the western side of the Central Coast Highway.
Environment	
Map, protect, and cherish natural areas and ecosystems	See the comment above. The proposal will re-enforce the boundary between the Wyrabalong National Park and the surrounding residential areas.

**Central Coast Affordable and Alternative Housing Strategy**

The Planning Proposal will assist Council in implementing several of the strategies mainly through facilitating the creation of a range of lot sizes to allow for different housing types.

## **Biodiversity Strategy**

The Biodiversity Strategy (2020) provides an administrative and policy framework to support the protection and management of biodiversity on the Central Coast.

The Planning Proposal addresses several actions within the Strategy particularly:

- 4.1.3 Update assessment procedures for planning proposal applications ensuring biodiversity values are fully considered and impacts to listed entities are avoided at the rezoning stage of developments
- 4.1.6 Ensure developer compliance with Council's Flora and Fauna Survey Guidelines, vegetation management plans and conditions

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

No other State and regional studies or strategies are applicable to this site.

### **6. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) as detailed below.

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 2 Coastal Management	<p>A small section of land in the south-eastern corner of the site is located within the Coastal Use Area.</p> <p>The SEPP provides for matters to be considered by Council prior to the granting of a development consent on land included in this area. Given the minor nature of the area included in the mapped area, it is not envisaged that any future development consent on that part of the property would have an adverse impact on any coastal processes.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land	<p>A Preliminary Site Investigation (PSI) Report has been completed for the site and is submitted in support of this application.</p> <p>The PSI report concluded that the site is suitable for continued commercial/industrial use, though prior to any redevelopment, it is recommended that further</p>

	assessment of groundwater and vapour intrusion be undertaken with relevance to human health of the proposed development. Such future actions will mitigate possible impacts and may include a remedial action plan and/or site management plan.
State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 3 Koala Habitat Protection 2020	<p>See Section 4.3 of the Flora and Fauna Assessment Report that makes the following statement:</p> <p>“The subject property does not form part of an approved Koala plan of management.</p> <p>Koala habitat was assessed by inspecting all feed trees to identify indicative scratches on the trunk and droppings around the bases of feed trees.</p> <p>No Koalas were observed during the fauna survey and there was no evidence (scats or scratches) of previous Koala habitation in the area. The study area is also not considered to be ‘Core Koala Habitat’ as defined by State Environmental Planning Policy (Koala Habitat Protection) 2019.</p> <p>As no Koalas or evidence of Koalas were detected within the study area no further assessment under this Policy is required.”</p>

**7. 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 outlined below. Subject to the outcomes of consultation with relevant government agencies, it is considered that the proposal is consistent with these Directions.

No.	Direction	Applicable	Consistent	Comment
<b>Planning Systems</b>				
1.1	<b>Implementation of Regional Plans</b>	Yes	Yes	The Planning Proposal is consistent with the directions and actions contained in the Central Coast Regional Plan 2036 as indicated in the response to Question 3 above.
1.2	<b>Development of Aboriginal Land Council Land</b>	No	N/A	
1.	<b>Approval and Referral Requirements</b>	Yes	Yes	This Planning Proposal is consistent with this direction as no such inclusions, or designation is proposed.

No.	Direction	Applicable	Consistent	Comment
1.4	Site Specific Provisions	Yes	Yes	The Planning Proposal does not seek to impose any development standards or requirements in addition to those already contained in the principal environmental planning instrument.
Planning Systems – Place-Based				
1.5	Parramatta Road Corridor Urban Transformation Strategy	No	N/A	
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A	
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A	
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A	
1.10	Implementation of the Western Sydney Aerotropolis Plan	No	N/A	
1.11	Implementation of Bayside West Precincts 2036 Plan	No	N/A	
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A	
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A	
1.14	Implementation of Greater Macarthur 2040	No	N/A	

No.	Direction	Applicable	Consistent	Comment
1.15	Implementation of the Pyrmont Peninsula Place Strategy	No	N/A	
1.16	North West Rail Link Corridor Strategy	No	N/A	
1.17	Implementation of the Bays West Place Strategy	No	N/A	
Design and Place				
Biodiversity and Conservation				
3.1	Conservation Zones	Yes	Yes	See the Flora and Fauna Assessment Report that recommends provisions to protect and conserve environmentally sensitive areas.  These areas are generally located along the eastern and north-eastern boundary of the site which adjoins the Wyrabalong National Park.
3.2	Heritage Conservation	Yes	Yes	The site does not contain or is not located in the vicinity of an item listed in Schedule 5 Environmental Heritage of CCLEP 2022.  An Aboriginal Due Diligence report was prepared to support the Planning Proposal. The assessment did not make any site-specific recommendations.
3.3	Sydney Drinking Water Catchments	No	N/A	
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A	
3.5	Recreation Vehicle Areas	No	N/A	
Resilience and Hazards				



No.	Direction	Applicable	Consistent	Comment
4.1	<b>Flooding</b>	Yes	Yes	<p>The proposal is consistent with this Direction. A Flood Study has been prepared to support the Planning Proposal. The Study documents the impact of the future residential development of the land on flood levels and velocities based on a possible future subdivision development concept.</p> <p>The Study concludes that the proposed development generally complies with Council's DCP requirement in terms of flood affectation, however once the cut and fill plan is developed during the detailed design phase of any future development application for subdivision, the flood impact assessment could be refined if needed.</p>
4.2	<b>Coastal Management</b>	Yes	Yes	<p>A small section of land in the south-eastern corner of the site is located within the Coastal Use Area.</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 2 Coastal Management provides for matters to be considered by Council prior to the granting of a development consent on land included in this area.</p> <p>Given the minor nature of the area included in the mapped area, it is not envisaged that any future development consent on that part of the property would have an adverse impact on any coastal processes. The proposal is therefore consistent with this Direction.</p>

No.	Direction	Applicable	Consistent	Comment
4.3	<b>Planning for Bushfire Protection</b>	Yes	Yes	<p>The proposal is consistent with this Direction. A Strategic Bushfire Study has been prepared by Clarke Dowdle &amp; Associates. The Study concludes that the rezoning is compatible with the surrounding environment and bushfire risk.</p> <p>The Study makes recommendations in relation to bushfire management for the site which will ensure that the proposal can coexist within the environmental setting. Such recommendations include the provision of a 16m wide Asset Protection Zone across the eastern boundary of the property and a 29m wide Asset protection Zone in the north-western corner of the site.</p>
4.4	<b>Remediation of Contaminated Land</b>	Yes	Yes	<p>A Preliminary Site Investigation (PSI) Report has been completed for the site and is submitted in support of this application.</p> <p>The PSI report concluded that the site is suitable for continued commercial/industrial use, though prior to any redevelopment, it is recommended that further assessment of groundwater and vapour intrusion be undertaken with relevance to human health of the proposed development. Such future actions will mitigate possible impacts and may include a remedial action plan and/or site management plan.</p>
4.5	<b>Acid Sulfate Soils</b>	Yes	Yes	The Acid Sulfate Soils Planning Maps indicate that the subject land is within Class 5.
4.6	<b>Mine Subsidence and Unstable Land</b>	No	N/A	
<b>Transport and Infrastructure</b>				

No.	Direction	Applicable	Consistent	Comment
5.1	<b>Integrating Land Use and Transport</b>	Yes	Yes	<p>The Planning Proposal is located within easy access to the Central Coast Highway which is the major arterial road connecting the coastal communities with regular and frequent bus services to Bateau Bay, Erina Fair and Gosford City Centre. Whilst future residents could use their private vehicles, the option to use public transport would be available.</p> <p>The proposal is supported by a Traffic Impact Assessment that concludes that the subject site is suitable for the proposed rezoning/development in relation to the impact of traffic, vehicle and pedestrian access and safety considerations.</p>
5.2	<b>Reserving Land for Public Purposes</b>	No	N/A	
5.3	<b>Development Near Regulated Airports and Defence Airfields</b>	No	N/A	
5.4	<b>Shooting Ranges</b>	No	N/A	
<b>Housing</b>				
6.1	<b>Residential Zones</b>	Yes	Yes	<p>The rezoning will facilitate the future residential subdivision of the land. The Planning Proposal is consistent with this Direction as it will:</p> <ul style="list-style-type: none"> <li>▪ Provide for a range of lot sizes and housing choice and building types.</li> <li>▪ Reduce the need for rezoning of greenfield areas.</li> <li>▪ Provide for residential development on land that is already serviced by essential infrastructure.</li> </ul>
6.2	<b>Caravan Parks and Manufactured Home Estates</b>	No	N/A	
<b>Industry and Employment</b>				
7.1	<b>Business and Industrial Zones</b>	No	N/A	
7.2	<b>Reduction in non-hosted short-term rental accommodation period</b>	No	N/A	

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

## Section C – Environmental, Social and Economic Impact

### 8. 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?

No – See the Flora and Fauna Assessment which concludes “that the proposed works are unlikely to result in a significant impact on any listed species or communities providing that the applicant actively implements the recommendations from this assessment. Therefore, in accordance with the EPA Act (1979), BC Act (2016), EPBC Act (1999) and FM Act (1994), a Biodiversity Development Assessment Report (BDAR) is unlikely to be required.”



**Figure 9: Central Coast Council vegetation mapping (Bell 2019) accessed 15 March 2022**

Source: Flora and Fauna Assessment Report Fraser Ecological

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

It is not envisaged that the Planning Proposal will result in any other environmental effects. All environmental effects associated with any future development of the land will be addressed through a future development application process.

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

***Social Impact & Amenity***

The Planning Proposal will have a positive impact on the social amenity of the area by providing an increase and greater variety of housing choice in proximity to existing community services and infrastructure. It will also provide for an increase in the permanent population in the area which will result in a greater level of community and social interaction of the residents with the existing population.

***Economic Effects***

As previously mentioned, the Planning Proposal will result in an increase to the permanent population in the area. This increased population will provide a greater level of patronage to local businesses and services – particularly those located in the adjacent Coleridge Road/Bard Lane Neighbourhood Centre. The ultimate redevelopment of the land will represent a significant investment by the landowner and create a significant number of employment opportunities in creating the future housing on the land.

**Is there a nett community benefit?**

The rezoning of the land has considerable community benefits including:

- Provision of additional residential land to meet the housing needs of the Central Coast.
- External road and intersection upgrades that are consistent with plans by TfNSW for the area.
- Improved pedestrian and cycleway connections within the area.
- Increased employment opportunities for local construction companies and tradespeople associated with the future subdivision works and construction of new housing within the precinct.
- Protection of the environmentally sensitive areas of the site.
- Improved bush fire buffers for the existing residential areas.
- Supporting the nearby Coleridge Road/Bard Lane Neighbourhood Centre.
- Securing and improving the interface with the Wyrabalong National Park to the east of the site.
- Maintaining the transport depot on the land until such time as the Company no longer requires this use.

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

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

The site is well catered for in terms of public infrastructure.

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

The Gateway Determination will outline which government agencies (if any) shall be consulted.



## Part 4 Mapping

Map No.	Map Title
1	Amended Land Zoning Map
2	Additional Permitted Use Map
3	Amended Lot Size Map
4	Bushfire Prone Mapping
5	Flooding Map

## Part 5 Community Consultation

Community Consultation will be undertaken as per the Gateway Determination.

It is envisaged that the community consultation/engagement strategy that will be utilised with this Planning Proposal will ensure that copies of the Planning Proposal are made available for public comment on Council's web page. Given the nature of the proposal, it is not considered that the community consultation would include any public meetings/public hearings although this is ultimately a matter for The Department of Planning and Environment and Council to assess.

## Part 6 Project Timeline

As a result of its pre-gateway review of this Planning Proposal, the Department of Planning, Industry and Environment have advised that this planning proposal is "standard". On that basis, the timeframe for the project is included in the table below:

Action	Working Days
Stage 1: Pre-lodgement	50 days (complete)
Stage 2: Planning Proposal	95 days
Stage 3: Gateway determination	25 days
Stage 4: Post-Gateway	50 days
Stage 5: Public Exhibition & Assessment	95 days
Stage 6: Finalisation	55 days
Sub-total (department target)	225 days
<b>Total (end to end)</b>	<b>320 days</b>

## Part 7 Supporting Documentation

In an email to the applicant dated 17 August 2021, Council staff requested the submission of various studies and reports. Each of the requested studies and reports are attached.

Attachment	Document
1	Contamination Report
2	Flood Assessment
3	Flora & Fauna Assessment
4	Traffic & Transport
5	Strategic Bushfire Study
6	Stormwater, Servicing and Infrastructure Assessment
7	Aboriginal Cultural Heritage Assessment
8	Social Impact Assessment
9	Concept Plan (indicative subdivision layout)

## Information Checklist

### STEP 1: REQUIRED FOR ALL PROPOSALS (under s3.33(2)(a-e) of the EP&A Act)

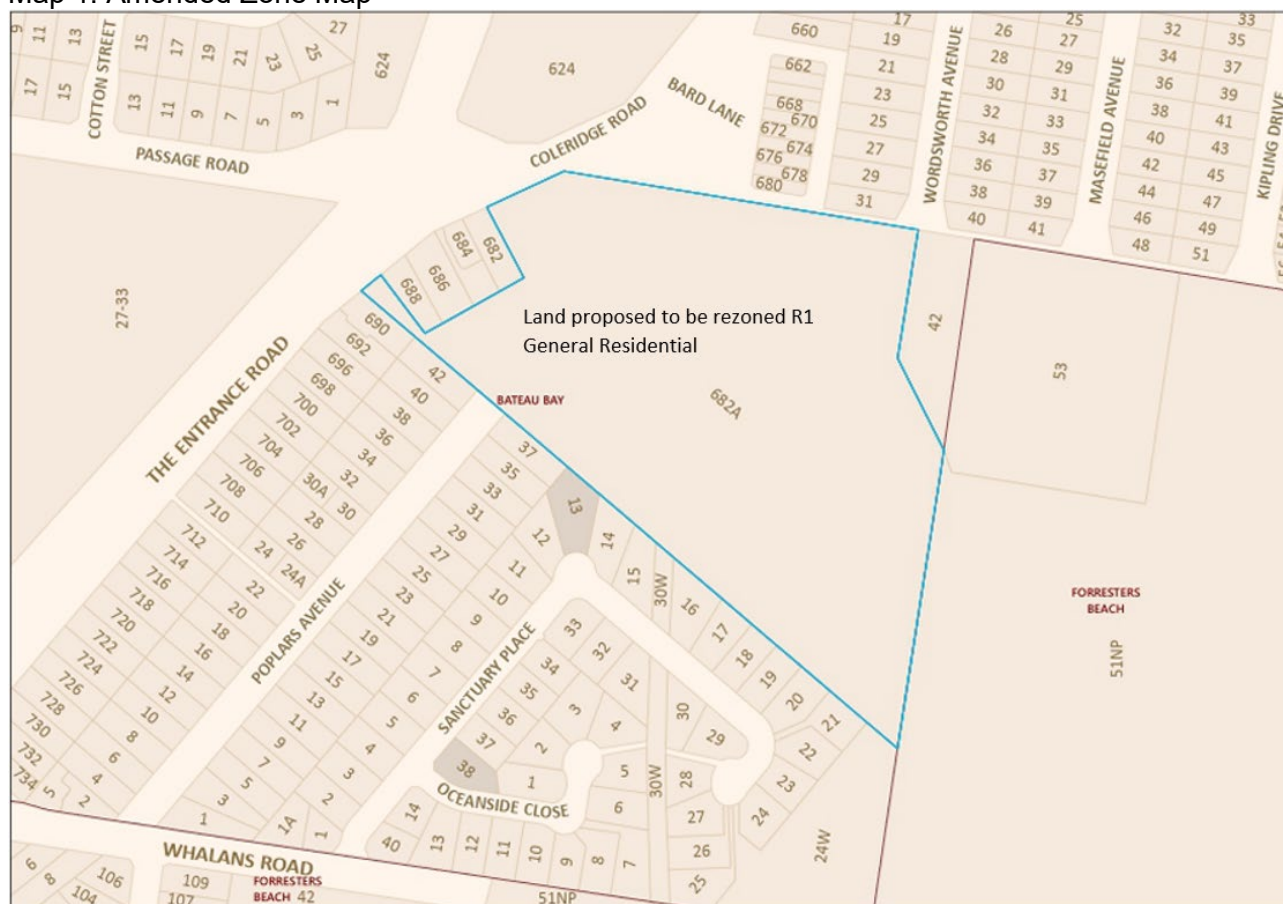
- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Objectives and intended outcome</li> <li>Mapping (including current and proposed zones)</li> <li>Community consultation (agencies to be consulted)</li> </ul> | <ul style="list-style-type: none"> <li>Explanation of provisions</li> <li>Justification and process for implementation (including compliance assessment against relevant section 9.1 direction/s)</li> </ul> |
|--|--|

### STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS (Depending on complexity of planning proposal and nature of issues)

Planning Matters or Issues	to be considered	N/A		to be considered	N/A
<b>Strategic Planning Context</b>					
Consistent with the relevant regional, district or corridor/precinct plans applying to the site, including any draft regional/district or corridor/precinct plans released or public comment; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Environmental Considerations</b>	
Consistent with a relevant local council strategy that has been endorsed by the Department; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Flooding	<input checked="" type="checkbox"/>
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Land/site contamination (SEPP55)	<input checked="" type="checkbox"/>
Seeking to update the current planning controls if they have not been amended in the last 5 years	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	<input type="checkbox"/>
				Sea level rise	<input type="checkbox"/>
<b>Site Description / Context</b>				<b>Urban design Considerations</b>	
Aerial photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing site plan (buildings, vegetation, roads, etc)	<input checked="" type="checkbox"/>
Site photos / photomontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Building mass/block diagram study (changes in building height and FSR)	<input type="checkbox"/>
<b>Traffic and Transport Considerations</b>				Lighting impact	<input type="checkbox"/>
Local traffic and transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Development yield analysis (potential yield of lots, houses, employment generation)	<input type="checkbox"/>
TMAP	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>Economic Considerations</b>	
Public transport	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Economic impact assessment	<input type="checkbox"/>
Cycle and pedestrian movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Retail centres hierarchy	<input type="checkbox"/>
<b>Environmental Considerations</b>				Employment land	<input type="checkbox"/>
Bushfire Hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<b>Social and Cultural Considerations</b>	
Acid sulphate Soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Heritage impact	<input type="checkbox"/>
Noise impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Aboriginal archaeology	<input checked="" type="checkbox"/>
Flora and/or fauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Open space management	<input type="checkbox"/>
Soil stability, erosion, sediment, landslip assessment and subsidence	<input type="checkbox"/>	<input checked="" type="checkbox"/>		European archaeology	<input type="checkbox"/>
Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Social and cultural impacts	<input checked="" type="checkbox"/>
Stormwater management	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stakeholder engagement	<input type="checkbox"/>
				<b>Infrastructure Considerations</b>	
				Infrastructure servicing and potential funding arrangements	<input checked="" type="checkbox"/>
				<b>Miscellaneous / Additional Considerations</b>	
				List any additional studies that should be undertaken post Gateway determination	<input type="checkbox"/>

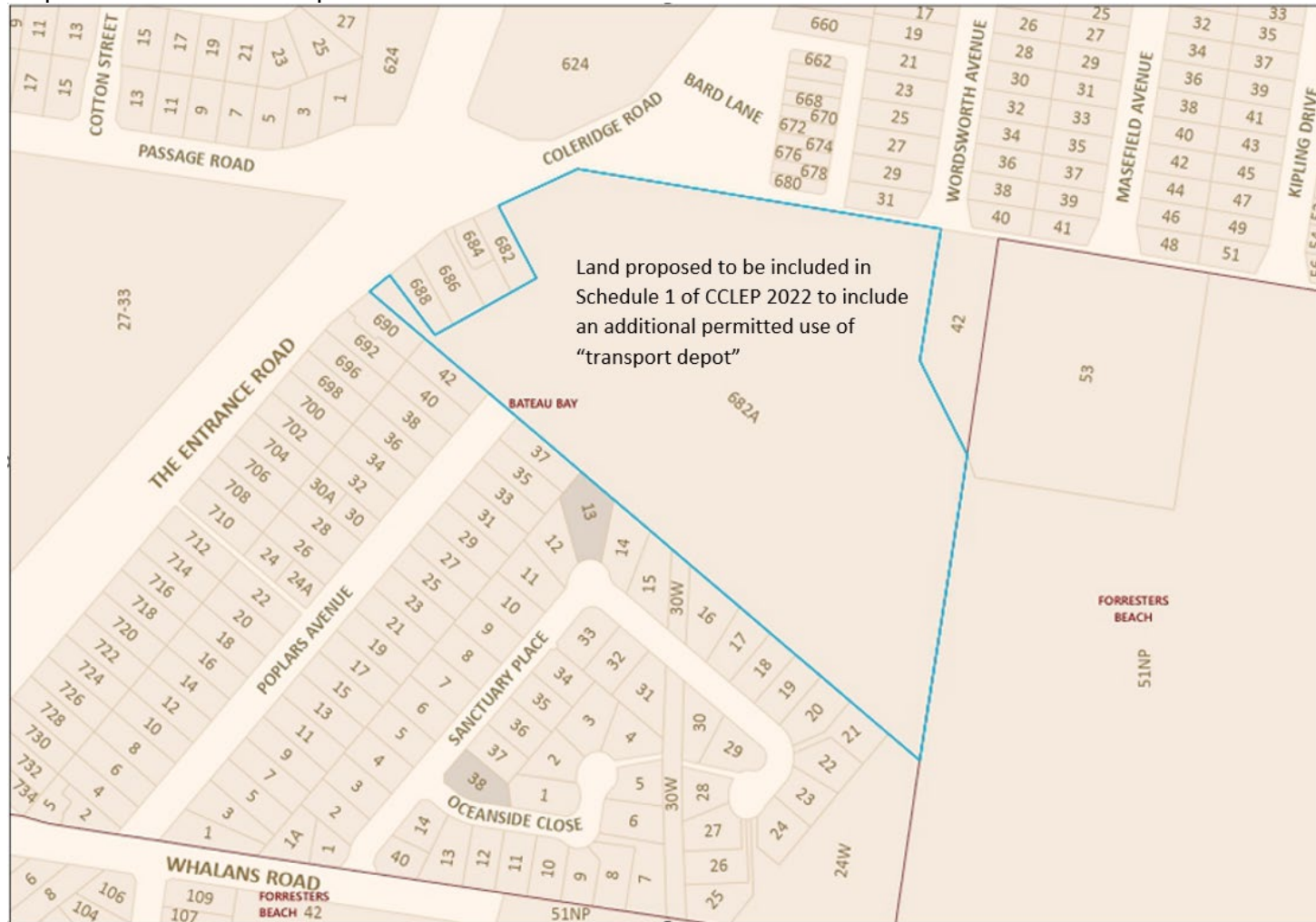
## Mapping

Map 1: Amended Zone Map

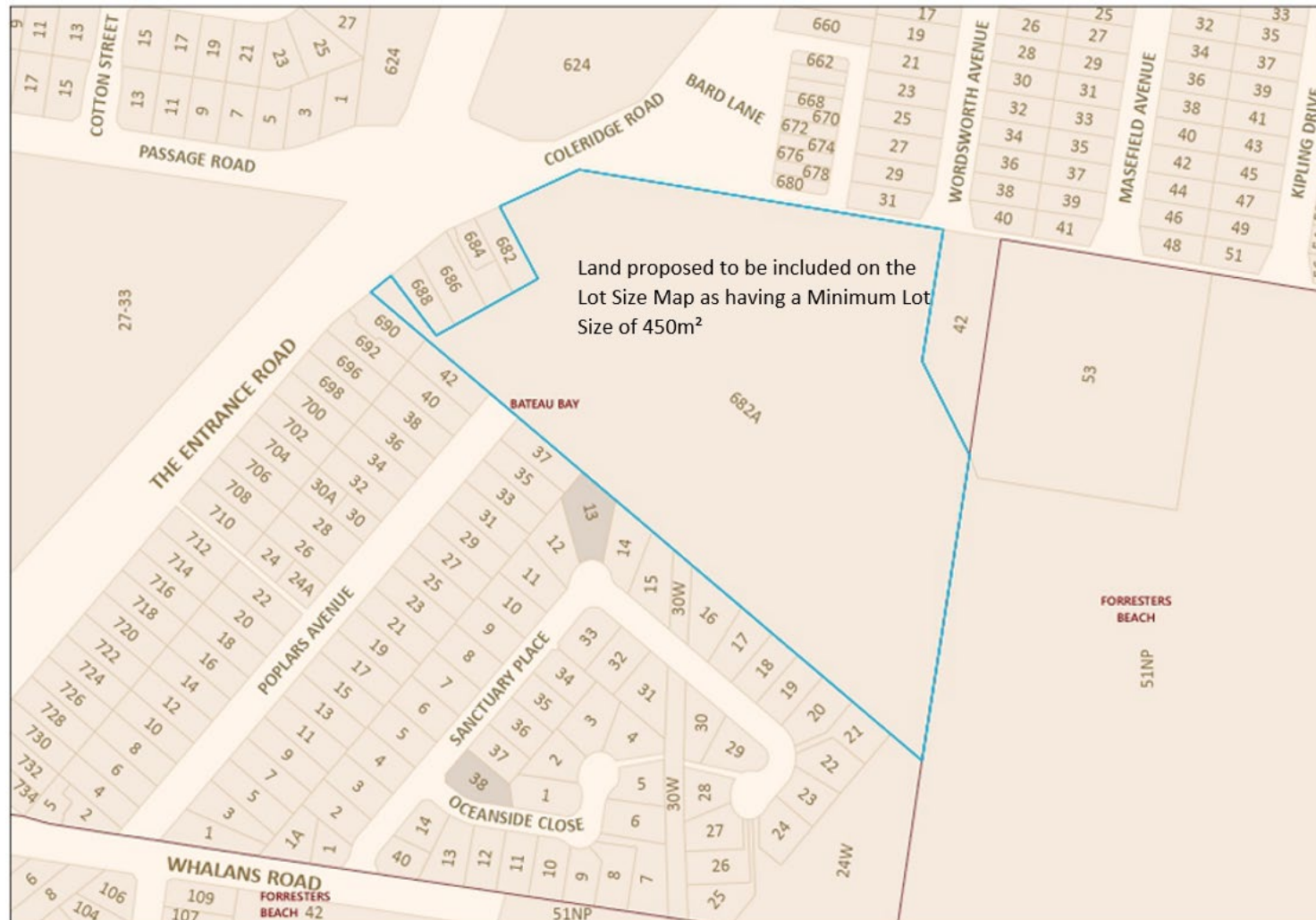




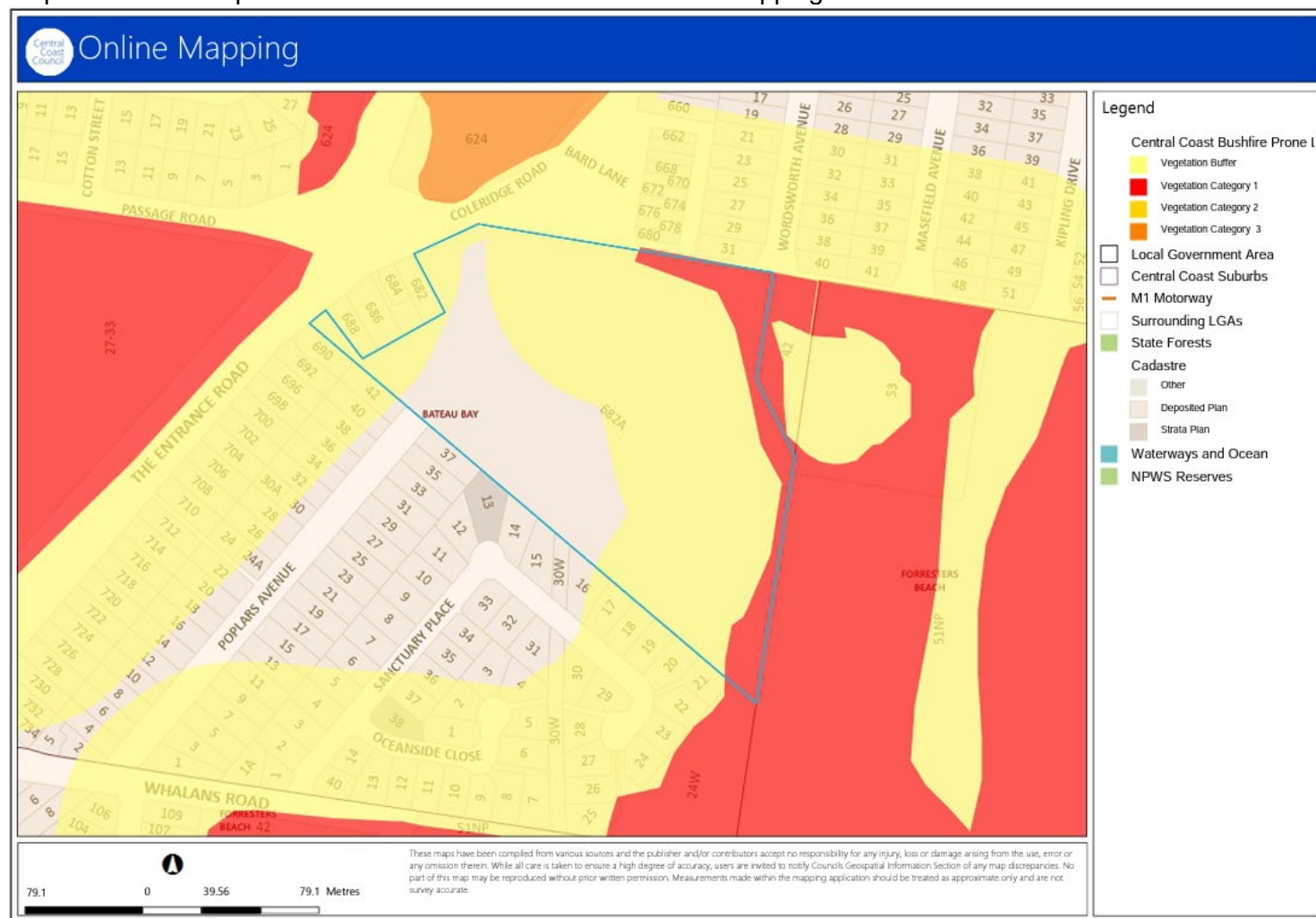
Map 2: Amended APU Map



Map 3: Amended Lot Size Map



Map 4: Bushfire Map – Source: Central Coast Council Online Mapping Tool





Map 5: Flood Precinct Map – Source Central Coast Council Online Mapping Tool

