

Item No: 4.1

Title: Planning Proposal 2 Woongarra Road
Woongarra to rezone MU1 and E1 zoned land to
R1 General Residential

Central Coast
Local Planning Panel

Department: Environment and Planning

6 June 2024 Local Planning Panel Meeting

Reference: RZ/1/2023 - D16102149
Author: Sarah Hartley, Senior Strategic Planner Local Planning and Policy
Manager: Scott Duncan, Section Manager. Local Planning and Policy
Executive: Luke Sulkowski, Director Environment and Planning (Acting)

Summary

This report relates to a request to prepare a Planning Proposal Lot 1 DP 1275060 known as 2 Woongarra Road, Woongarra which will be considered by Council on 27 June 2024. This request is referred to the Local Planning Panel (LPP) for advice prior to the reporting of the matter to Council.

The proposal seeks to rezone the E1 Local Centre and MU1 Mixed Use zones to R1 General Residential under the *Central Coast Local Environmental Plan 2022* (CCLEP). The Planning Proposal will prompt amendment to Chapter 4.1 of *Central Coast Development Control Plan 2022*. Please refer to the Planning Proposal (Attachment 1) and draft Council Report (Attachment 2) for a detailed explanation of the proposal.



The Local Planning Panel comments will be included as an attachment to the Council report on 27 June 2024. If the Council resolves to forward the Planning Proposal for a Gateway Determination, then the Panel's advice shall also be forwarded to the Minister.

Recommendation

- 1 That the Panel consider the Planning Proposal in relation to Lot 1 DP 1275060, 2 Woongarra Road, Woongarra to amend the Central Coast Local Environmental Plan 2022 (see Attachment 1) and draft Council Report (attachment 2).**
- 2 That the Panel provide independent advice on the Planning Proposal for consideration by Council.**

4.1 Planning Proposal 2 Woongarra Road Woongarra to rezone MU1 and E1 zoned land to R1 General Residential (cont'd)

Attachments

1  Planning Proposal 2 Woongarra Road, Woongarra - May 2024 D16195303
 version