



25 March 2020

Department of Planning, Industry and Environment
Attention: Director Strategic Planning
Central Coast Office
PO Box 1148
Gosford 2250

Dear Mr Sullivan

Independent Review – Planning Proposal re: Lot 512 and 513 DP 727686, Kariong

Thank you for your invitation of 11 February 2020 to comment on a proposal submitted by Darkinjung Local Aboriginal Land Council (DLALC) to the Regional Planning Panel (RPP). It is understood the proposal seeks an independent review of a rezoning request in relation to Lot 512 and 513 DP 727686 Kariong in accordance with Planning Circular PS19-003: Independent review of planning proposals for identified Aboriginal land.

Council has also been provided with a copy of the Department of Planning, Industry and Environment's (DPIE) advice to the DLALC of 12 August 2018 (Attachment 1) which has been used in the consideration of the proposal submitted to the RPP.

Please be advised that Council resolved at its meeting on the 11 November 2019:

1084/19 That the Chief Executive Officer ensures that there is a Councillor briefing and a report to Council before a Council submission is finalised.

A briefing of Council regarding the proposal occurred on 2 March 2020 and the contents of this submission were reported to Council on 23 March 2020. Both the briefing and report were provided as a confidential matter, given that, at present, the proposal is not publicly available on the RPP website.

This response is being submitted consistent with the Council resolution.

Council notes that the DPIE assessment advice indicates that, as a result of a high-level assessment undertaken by the DPIE, the northern portions of Lot 512 and 513 DP 727686 Kariong have opportunities for rezoning subject to further planning investigations.



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Council notes that, at a high-level, the DPIE has been satisfied that a rezoning of the site has strategic merit based on:

- The *Central Coast Regional Plan 2036* (CCRP) supporting development on/near the urban fringe near growth corridors.
- State Environmental Planning Policy (Aboriginal Land) 2019; and
- The site being nominated as one for development within the interim Darkinjung Development Delivery Plan (DDDP) 2019.

However, there are also additional (and competing) strategic planning matters identified within the CCRP, other State Environmental Planning Policies and Section 9.1 Ministerial Directions that the RPP will need to consider. These also need to be considered in any assessment of strategic merit.

These matters include:

- Orderly development;
- Biodiversity values and corridors;
- Serviceability;
- Accessibility;
- Cultural heritage items and values;
- Bushfire risk; and
- Contaminated Land

Yours faithfully



Scott Cox
Director
Environment and Planning

Attachments

1. Department of Planning, Industry & Environment Letter to Darkinjung Local Aboriginal Land Council and Central Coast Council dated 12 August 2018
2. Central Coast Council Submission – Independent Review – Proposed Rezoning Lot 512 and 513 DP 727686 Kariong