



Central
Coast
Council

Central Coast Council

Planning Proposal

Lot 122 DP 1218619 and Lot 4 DP 660988

121 and 129 Newling Street

Lisarow

File No: PP_108_2020

November 21



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Version 4 – Public Exhibition

Central Coast Council

Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 | **P** 02 4350 5555

Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250 | **P** 02 4325 8222

E ask@centralcoast.nsw.gov.au |

W www.centralcoast.nsw.gov.au |

ABN 73 149 644 003

Opening Hours 8.30am - 5.00pm

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Background & Locality Context

The site is located within the Lisarow local centre which bounded by the Pacific Highway, Parsons Road and Newling Street, located approximately 7 kilometres north of the Gosford City Centre. The subject site is accessed from Newling Street within the existing residential area. The site is located within about 800 metres of Lisarow railway station.

The land is primarily clear of vegetation and slopes downhill to the north away from Newling Street. The land is elevated above the adjacent Lisarow Shopping Centre and a large concrete retaining wall is erected upon the common western boundary.

The land subject to the rezoning request (Figure 1) comprises the whole of proposed lot 2 under the consolidation and re-subdivision of Lot 122 DP 1218619 and Lot 4 DP 660988 (DA 58001/2020 of 21/7/20) and has a total area of 11,710 m2.



Figure 1 – Aerial Photograph

Surrounding land uses include:

- Land to the north and west comprises Lisarow Shopping Centre and developed with Coles and Woolworths supermarkets, plus a variety of shops and businesses, together with associated car parking and accessways;
- Land on the western side of Parsons Road and adjacent land along the northern side of Newling Street is developed with medium density housing;
- Land adjacent to the east accommodates Lisarow High School; and
- Land to the south is developed with low density residential housing, with Narara Primary School located about 400 metres westwards fronting Newling Street.

Part 1 Objectives or Intended Outcomes

The land is currently zoned B2 Local Centre (Figure 2) under the Gosford Local Environmental Plan 2014 (GLEP 2014), with no minimum area for subdivision. The draft Central Coast Local Environmental Plan (CCLEP) proposes to retain the B2 zoning of the subject land.

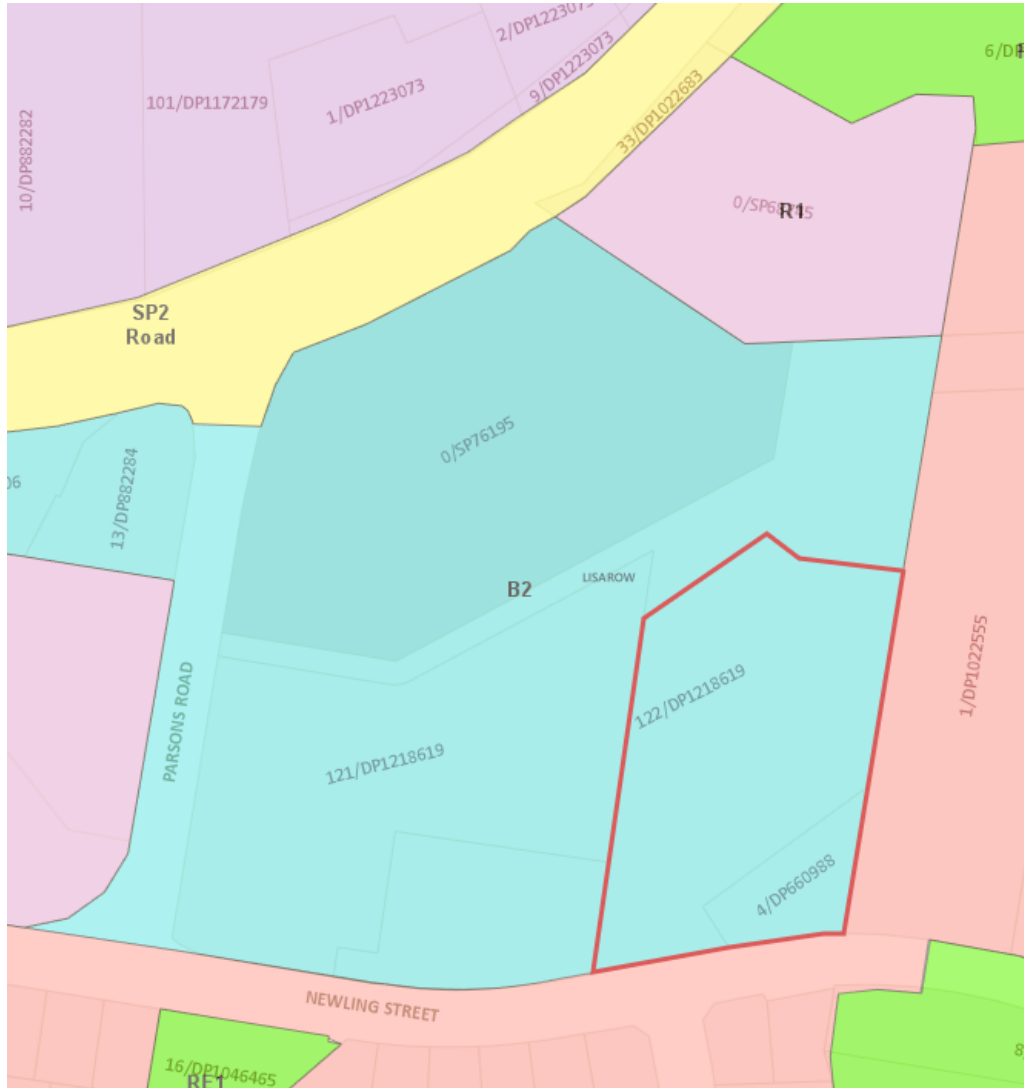


Figure 2 – Existing Zoning under GLEP 2014

The proposal is to rezone the site from B2 Local Centre to R1 General Residential under either GLEP 2014 or CCLEP, whichever is in effect at the time, to enable residential development (Figure 3). The site is considered to be surplus to needs for the developed urban area of Lisarow with regard to B2 Local Centre zoned land.

The R1 General Residential zoning permits low and medium density housing, hence will be developed to meet current market needs. It is expected that the rezoning could yield approximately 17 standard residential lots or a medium density housing development. Alternatively, a combination of low and medium density housing could be constructed, due to constraints on the western side of the site due to the zone of influence of the retaining wall erected along the western boundary.



Figure 3 – Proposed Zone

Should the subject land be rezoned to R1 General Residential, the relevant Local Environmental Plan mapping layers would require amending to those consistent with other lots zoned R1 as set out below.

Provisions	Existing Provision	Proposed Amendment GLEP 2014	Proposed Amendment CCLEP
Zoning	B2 Local Centre	R1 General Residential	R1 General Residential
Minimum Lot Size	N/A	550m ²	550m ²
Height of Building	11.5m	11.0m	11.0m
Floor Space Ratio	1:1	0.85:1 (bounded by a blue line) This blue line refers to clause 4.4(2A) which specifies that notwithstanding the mapped FSR; an FSR of 0.6:1 applies if:	0.5:1 (mapped in Area 2) Area 2 refers to clause 4.4A(6) which specifies: ~ that a FSR of 0.85:1 applies if: - the building is used for the purpose of residential flat building

		<ul style="list-style-type: none"> - the building is used for the purpose of a residential flat building or multi dwelling housing, and - includes on-site car parking that is not located in the basement, and - the site area is 1,000m² or more. 	<ul style="list-style-type: none"> or multi-dwelling housing, and - all on-site car parking is located in the basement, and - the site area is 1,000m² or more. ~ that a FSR of 0.6:1 applies for any purpose other than a dwelling house. (i.e. includes residential flat building or multi-dwelling housing with on ground parking).
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Table 1 – Proposed Map Amendments

Part 2 Explanation of Provisions

The objectives/intended outcomes are to be achieved by including the subject land in GLEP 2014 or CCLEP, whichever is in effect at the time.

The subject land is zoned B2 Local Centre, hence, in theory 'job containment' in the region will be reduced very marginally by removal of the subject land area of 11,710 m² from the B2 zoning. The situation has been investigated by economic consultants Location IQ. Location IQ state that there is about 64,327 m² of B2 zoned land around the Pacific Highway at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.

Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre. It is noted that the residentially zoned lands in the vicinity, which are serviced by the Lisarow Centre, are basically fully developed.

Given the range, types and amount of developed business and commercial floor area in the Lisarow Centre and based on the minimal potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.

Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site, to the rear of the Lisarow Plaza and Woolworths development, fronting a residential street and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail outlets. The lack of main road exposure also limits the potential for a range of retail uses.

Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the subject site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the centre.

The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.

This will entail amending the following maps under GLEP 2014 as they relate to the subject land or amending the CCLEP (whichever is in effect at the time).

The following table identifies the proposed amendments:

Existing Maps in GLEP 2014	Proposed Amendments to GLEP 2014	Proposed Amendments to the CCLEP
Land Zoning Map LZN_014C	- Include subject land in Zone R1 General Residential	- Include subject land in Zone R1 General Residential

Existing Maps in GLEP 2014	Proposed Amendments to GLEP 2014	Proposed Amendments to the CCLEP
Height of Building Map HOB_014C	- Include land in L1 (i.e. 11.0m)	- Include land in L1 (i.e. 11.0m)
Floor Space Ratio Map FSR_014C	- Include land in K (i.e. 0.85:1) within Blue Line	- Include land in D (i.e 0.5:1) within Area 2
Lot Size Map LSZ_014C	- Include land K (i.e. 550 sqm)	- Include land in K (i.e. 550 sqm)
Acid Sulfate Soils Map ASS_014C	- Not required as Land is already mapped in Class 5	- The CCLEP does not apply any Acid Sulfate Soil Class to this land as it is further than 500m from either Classes 1, 2, 3, or 4.

Table 2: *Explanation of Map and Instrument Amendments*

Part 3 Justification

Section A – Need for the Planning Proposal

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

The Planning Proposal is not the result of a strategic study or report. However, it does have strategic merit for the following reasons:

- The B2 Local Centre zoning is redundant as the site is surplus to the locality's requirements for retail and/or commercial floor space.
- The site's proposed development for residential development represents infill housing within a developed urban area where all required services are available; such as proximity to a local shopping centre, a high school, a primary school, a main road, sporting fields, railway station and infrastructure such as water, sewer, telecommunications, and electricity.
- The site is generally clear of vegetation from previous disturbance of the area and there are no ecological constraints preventing the rezoning of the land.

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

A Planning Proposal process is the only means of achieving the objectives/intended outcomes of rezoning the land to R1 General Residential.

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 (2036)

The Central Coast Regional Plan (CCRP) 2036 is applicable to the subject land and the proposed rezoning. The Planning Proposal would assist Council in meeting the targets set by the State Government for the provision of housing whilst protecting the environment.

The CCRP provides the basis of planning by the Council and sets out a number of actions. The table below demonstrates that the Planning Proposal is consistent with the relevant actions identified in the CCRP:

Central Coast Regional Plan		
7	Direction 7: Increase job containment in the region	
	Action	Assessment
7.1	Facilitate economic development that will lead to more local employment opportunities on the Central Coast.	<p>The subject land is zoned B2 Local Centre, so in theory 'job containment' in the region will be reduced very marginally by removal of the subject land area of 11,710 m² from an employment lands zone.</p> <p>The situation has been investigated by economic consultants, Location IQ, which state that there is about 64,327 m² of B2 zoned land around the Pacific Highway at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m², which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre. It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range / types, and amount of developed business / commercial floor area in the Lisarow Centre; and based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.</p> <p>Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the</p>

		<p>specialty stores feed off the customer flows generated by these 'majors'.</p> <p>Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local Centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>The consultant's study has been reviewed by staff and the conclusion is supported.</p>
8	Direction 8: Recognise the cultural landscape of the Central Coast	
	Action	Assessment
8.2	Identify and protect heritage values to minimize the impact of urban growth and development and to recognize its contribution to the character of the region.	<p>The Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared/recorded on or near the subject land.</p> <p>The subject proposal will not detract from the cultural landscape of the Central Coast</p>
12	Direction12: Protect and manage environmental values	
	Action	Assessment
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.	The site is generally clear of vegetation from previous disturbance of the area and there are no ecological constraints that are required to be addressed. Therefore the site does not constitute an area with high environmental value.

14	Direction 14: Protect the coast and manage natural hazards and climate change	
	Action	Assessment
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 site is not affected by coastal hazards. The site is not affected by flooding and therefore can be supported. About 60% of the area of the site to which the proposed rezoning to R1 General Residential applies is comprised of category 1 'buffer' bushfire prone vegetation, with the rest of the site unaffected by bushfire hazard. The Proposal will be referred to the Rural Fire Service pending a Gateway Determination.
15	Direction 15: Create a well-planned, compact settlement pattern	
	Action	Assessment
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 within the existing urban area of Lisarow and adjacent to an established shopping centre. The proposed residential zoned area will not encroach into any environmentally sensitive vegetation.
15.3	Plan for communities to be better connected by an integrated transport system that prioritises safe walking, cycling and public transport	The subject land is located adjacent to the existing Lisarow shopping centre. It is within walking distance of public transport options constituting bus stops in Parsons Road, and Lisarow Railway Station.
16	Direction 16: Grow investment opportunities in the region's centres	
	Action	Assessment
16.2	Enhance the network of centres by encouraging business and infrastructure investment in centres and planning for attractive mixed use places that respond to character and role of the centre.	The subject proposal will theoretically reduce the B2 Local Centre zoning available in Lisarow. However based on the information outlined in Direction 7 the subject site does not enjoy strong characteristics to support a range of commercial uses, such as main road frontage, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in regard business investment.
17	Direction 17: Align land use and infrastructure planning	
	Action	Assessment
17.1	Align land use and infrastructure planning to maximise the use and capacity of existing	Various necessary residential services and infrastructure can be extended to the

	infrastructure, and the efficiency of new infrastructure.	proposed development site, as it is an infill site within a developed urban area.
18	Direction 18: Create Places that are inclusive, well designed and offer attractive lifestyles	
	Action	Assessment
18.3	Enhance the amenity and attractiveness of existing places.	The proposal will complement existing residential housing located across the road and surrounding the centre.
20	Direction 20: Grow housing choice in and around local centres	
	Action	Assessment
20.1	Improve housing choice by supporting housing delivery in and near the growth corridors and local centres.	The proposal will deliver additional housing choice adjacent to a local centre.
21	Direction 21: Provide housing choice to meet community needs	
	Action	Assessment
21.1	Provide greater housing choice by delivering diverse housing, lot types and sizes, including small lot housing in infill and greenfield housing localities.	The proposal will deliver additional housing choice of either low or medium density housing.

Table 3 - Central Coast Regional Plan Assessment

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

Central Coast Community Strategic Plan – One Central Coast

The Central Coast Community Strategic Plan outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future.

The following strategies outlined in the Community Strategic Plan are applicable to this Planning Proposal:

Central Coast Community Strategic Plan	
Theme - Smart	
Focus Area – A growing and competitive region	
Strategies	Assessment

<p>C3 - Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents</p>	<p>The planning proposal will not implement this goal, however, the zoning on this land is effectively redundant and if left as B2 Local Centre zoning will very likely never be developed, for the following reasons.</p> <p>The subject land is zoned B2 Local Centre, so in theory the region's potential business zoned lands will be reduced very marginally (0.6%) by removal of the subject land. The situation has been investigated by economic consultants Location IQ who in summary found that there is limited demand for additional retail floor space both now and in the future within the centre given the range, types and amount of developed business / commercial floor area in the Lisarow Centre and based on the restricted potential for additional supermarket and mini-major floorspace. The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>It is also noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p>
<p>Theme - Green</p>	
<p>Focus Area – Cherished and Protected Natural Beauty</p>	
<p>Strategies</p>	<p>Assessment</p>
<p>F1 – Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species.</p>	<p>The site does not contain any Endangered Ecological Communities, as per Council's mapping. The site is generally clear of vegetation from previous disturbance of the area. Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.</p>
<p>Theme - Responsible</p>	
<p>Focus Area – Balanced and sustainable development</p>	

Strategies	Assessment
I1 - Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1.	The proposal is a change to a residential zoning within an established urban area adjacent to a local centre. The site is primarily cleared of vegetation and vacant, can be developed in an orderly manner.
I2 – Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.	The subject land is located adjacent to the existing Lisarow shopping centre. It is within walking distance of public transport options constituting the Lisarow Railway Station and bus stops in Parsons Road.
I3 – Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management.	The site is generally clear of vegetation from previous disturbance of the area. Hence there are no ecological constraints that need to be addressed by the Planning Proposal.
I4 - Provide a range of housing options to meet the diverse and changing needs of the community and there is adequate affordable housing.	The planning proposal will provide for the permissibility of either low or medium density residential development to meet market demands under the R1 General Residential zoning.

Table 4 – Community Strategic Plan Assessment

Local Strategic Planning Statement

The interim Central Coast Local Strategic Planning Statement (LSPS) sets a clear vision for the future and a proactive framework for delivering a growing and sustainable Region with a strong network of Centres and thriving and connected communities. The LSPS is our guide to how the Central Coast will respond to future population growth challenges in a manner that benefits our existing residents.

The following strategies and priorities outlined in the LSPS are applicable to this Planning Proposal and the proposal is consistent with these, or in the few cases where inconsistent, it is considered to be minor and justifiable.

Interim Local Strategic Planning Statement	
Strategies	Assessment/Comment
<i>1 Revitalise our centres</i>	<p>The subject land is zoned B2 Local Centre, so in theory 'job containment' in the region will be reduced very marginally by removal of the subject land area of 11,710 m².</p> <p>The situation has been investigated by economic consultants</p>

Interim Local Strategic Planning Statement

Strategies	Assessment/Comment
	<p>Location IQ which stated that there is about 64,327 m² of B2 zoned land around the Pacific Highway, at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m², which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre.</p> <p>It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range, types and amount of developed business / commercial floor area in the Lisarow Centre and based on the restricted potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.</p> <p>Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail offer. The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA, there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable on the subject site). The major types of uses most commonly found at other B2 Local centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site. The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>If the land remained zoned B2 and vacant into the future, the local centre would appear unfinished. However if the land is zoned R1, as proposed, then the residential development would generate life in that area and, as it adjoins the centre,</p>

Interim Local Strategic Planning Statement

Strategies	Assessment/Comment
	would bring additional vitality to the centre.
<i>2 Renew urban form</i>	The proposal seeks to alter the zoning to one that is required, and for which the land is suitable, as the current B2 Local Centre zoning is effectively redundant, and the land will not be developed under this zoning.
<i>3 Define the urban edge</i>	Not applicable to this PP it is an infill, vacant site within an established urban area.
<i>4 Create a sustainable region</i>	This is an infill, vacant and primarily cleared site within an established urban area, where the proposal is to alter a redundant urban zoning to a more suitable and necessary zoning, which will provide housing choice for the market.
Planning Priority & Action	Assessment/Comment
<p><u>Planning Priority 1</u> <i>Align development to our infrastructure capacity structure capacity</i></p> <p><i>Action</i> <i>Develop a Central Coast Regional Infrastructure Plan that considers our infrastructure capacity, appropriate trigger points for infrastructure provision and prioritises opportunities for integrated infrastructure delivery across the Central Coast.</i></p>	<p>Applicable and Consistent.</p> <p>The Action is not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority as it will deliver infill housing within a developed urban area where all required services are available, including; a shopping centre, high school, primary school, railway station, bus stops, electricity, water, sewer, telecommunications and sporting fields.</p>
<p><u>Planning Priority 4</u> <i>Renew our Centres as places for people</i></p> <p><i>Actions</i> <i>-Develop centre structure plans and identify urban renewal, master planning and place making projects within our growing strategic and town centres.</i> <i>-Review development capacities (planning controls) for identified Strategic and</i></p>	<p>Applicable and Consistent.</p> <p>The Actions are not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority as the Lisarow Shopping Centre is developed with a wide variety of uses, the site was investigated by Location IQ and found to be surplus to local retail needs and the proposed R1 zoning will allow for either low or medium density housing to meet market demand and help support the local centre.</p>

Interim Local Strategic Planning Statement

Strategies	Assessment/Comment
<p><i>Town Centres to determine opportunities for growth.</i> <i>-Prepare a sustainable transport study for the Entrance Peninsula, as part of the review of the Entrance Planning Strategy and Masterplan.</i> <i>-Review of the Toukley Planning Strategy.</i> <i>-Review of the Bateau Bay Masterplan to investigate possibility of creating a "lifestyle precinct"</i> <i>-Develop sustainable transport strategies as part of corridor strategies and other plans to reduce reliance on private vehicle use and support sustainable transport objectives, including supporting infrastructure such as bus stops, shuttle buses, existing pathways and pedestrian access.</i></p>	
<p><u><i>Planning Priority 7</i></u> <i>Provide well designed housing with high standards of sustainability features.</i></p> <p><i>Action</i> <i>Develop Centre Structure and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to maximise amenity.</i></p>	<p>Applicable and Consistent. The Action is not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority because any housing development resulting from this proposal will be developed in accordance with the standards required by current legislation and development controls.</p>
<p><u><i>Planning Priority 8</i></u> <i>Provide for the housing needs of our growing region</i></p> <p><i>Actions</i> <i>-Prepare Housing Strategy for the Central Coast to provide a clear vision and strategic</i></p>	<p>Applicable and Consistent. The planning proposal aligns with the Planning Priority because the shopping centre is already developed with a wide variety of uses and the site was investigated by Location IQ and found the site to be surplus to local commercial / business needs.</p> <p>The proposed R1 zoning will allow for either low or medium density housing to meet market demand.</p>

Interim Local Strategic Planning Statement

Strategies	Assessment/Comment
<p><i>direction to accommodate the population growth envisaged for the region in a sustainable manner.</i></p> <p><i>- Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community.</i></p>	<p>The Actions are discussed below.</p> <p><i>Housing Strategy</i></p> <p>The Housing Strategy has not yet been prepared. Currently the timing of these investigations is undetermined for various operational reasons emanating from the financial crisis and budgetary constraints.</p> <p><i>Draft Affordable and Alternative Housing Strategy</i></p> <p>The draft Central Coast Affordable and Alternative Housing Strategy seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA. It aims to build a vision for a 'fair and inclusive region, where everyone has access to affordable and sustainable housing'.</p> <p>Part A includes Strategy 1 where Council will adopt a table defining what constitutes affordable housing, Strategy 2 where Council will adopt a range of affordable housing indicators and Strategy 3 where Council will adopt targets (public & private) for the future provision of affordable housing in the LGA.</p> <p>Part B discusses potential partnerships with registered community housing providers and/or appropriate Non-Government Organisations using council land. Strategy 4 will set a target for 3 Council sites that may be used for affordable housing partnership. Strategies 5 and 6 will pertain to multi-tenured affordable housing projects within centres. Strategy 7 will investigate an appropriate site in the short term for the development of affordable and temporary dwellings (such as caravans, cabins and tiny homes) in a partnership. Strategy 8 will ensure that partnering and management arrangements with any Community Housing Provider include adequate budgetary provision and planning for maintenance and facilities management.</p> <p>Part C will outline matters to be investigated for incorporation into the new Comprehensive LEP and Housing Strategy (both yet to be prepared), with Strategies 9 -17 providing directions.</p> <p>Part D relates to homelessness and Part E Monitoring and Reporting</p> <p>Strategy 9 is directly relevant to this proposal, wherein it states: <i>"Council will investigate opportunities for rezoning developable land</i></p>

Interim Local Strategic Planning Statement

Strategies	Assessment/Comment
	<p><i>within 400 metres of the town centres and 800 metres of railway stations and transport nodes to R1 or R3 so as to facilitate the construction of multi-dwelling housing and Residential Flat Buildings".</i></p> <p>The proposal is consistent with this strategy, being located adjacent to a local centre and approximately 800 metres from Lisarow Railway Station.</p>
<p><u>Planning Priority 14</u> <i>Facilitate economic development to increase local employment opportunities for the community</i></p> <p><i>Actions</i> <i>-Prepare a suite of strategies to support new land use planning controls as part of the Comprehensive LEP and DCP.</i> <i>- Prepare an Employment Lands Study and Strategy for the Central Coast to ensure appropriately zoned and serviced land is available to support future projected demand.</i> <i>- Support technological advancement and innovation in waste minimisation, resource recovery and by-product conversion to promote a regional circular economy.</i> <i>- Develop an Evening Economy Strategy and review the Outdoor Dining Policy.</i> <i>Include a Lighting Strategy and Master Plan for key evening economy areas as part of a Public Domain Toolkit to increase safety.</i></p>	<p>Applicable and inconsistent with planning priority, however the inconsistency is minor and justifiable.</p> <p>New dwelling designs will facilitate the desire and ability for working from home opportunities.</p> <p>The Actions are not directly relevant to the planning proposal.</p> <p>The proposal will reduce theoretical potential economic activity, but not actual (i.e. local employment opportunities), because the current B2 Local Centre zoning is effectively redundant (for the reasons outlined below.</p> <p>The situation has been investigated by economic consultants Location IQ which stated that there is about 64,327 m2 of B2 zoned land around the Pacific Highway, at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m2, which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre. It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range, types and amount of developed business / commercial floor area in the Lisarow Centre and based on the restricted potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.</p> <p>Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail offer.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p>

Interim Local Strategic Planning Statement

Strategies	Assessment/Comment
	<p>Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA, there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable on the subject site). The major types of uses most commonly found at other B2 Local centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site. The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p>
<p><i>Planning Priority 24</i> <i>Map, protect and cherish natural areas and ecosystems</i></p> <p><i>Actions</i> -Prepare and implement the Central Coast Biodiversity Strategy, including land use principles to protect and manage natural area and ecosystems of high biodiversity value. - Protect and expand the Coastal Open Space System (COSS) as part of the Biodiversity Strategy including consideration of funding mechanisms. - Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review).</p>	<p>Applicable and Consistent.</p> <p>The Actions are not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority as the site is vacant and primarily clear of vegetation, so does not contain any Endangered Ecological Communities. Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.</p>
<p><i>Planning Priority 25</i> <i>Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards</i></p> <p><i>Actions</i> - Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk</p>	<p>Applicable and Consistent.</p> <p>The Actions are not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority as investigations have found no flooding or coastal hazards concerns onsite for the proposed development, and the bushfire hazard which affects only part of the land can be adequately addressed at development stage. The Rural Fire Service will be consulted should a Gateway Determination be issued.</p>

Interim Local Strategic Planning Statement

Strategies	Assessment/Comment
<p><i>Management Plans and Bushfire Prone Lands Mapping for the Central Coast.</i> - Prepare the Tuggerah Lakes Coastal Management Program to manage flooding and water quality.</p>	
<p><u>Planning Priority 26</u> <i>Manage heat wave risks through strategic planting and maintenance of vegetation</i></p> <p><i>Action</i> Finalise and implement the Greener Places Strategy to mitigate the impacts of climate change on the regions water resources, coastal ecosystems, infrastructure, health, agriculture and biodiversity</p>	<p>Applicable and Consistent. The Action is not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority as the site is basically cleared of vegetation. Future development of the land for residential use will result in the introduction of significant planting to the area.</p>
<p><u>Planning Priority 29</u> <i>Preserve environmental, scenic, heritage and cultural landscapes.</i></p> <p><i>Action</i> Determine areas within the rural landscape which require preservation because of environmental, scenic, heritage and cultural values, as part of the Rural Lands Study and Strategy.</p>	<p>Applicable and Consistent. The Action is not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority as the site is basically cleared of vegetation and does not contain heritage or cultural values.</p>
<p><u>Planning Priority 35</u> <i>Integrate land use and infrastructure</i></p> <p><i>Action</i> Review Servicing and Infrastructure Capacity to identify potential infrastructure gaps within the planned growth areas of the Central Coast and ensure that we have the required infrastructure to</p>	<p>Applicable and Consistent. The Action is not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority as the proposal will deliver infill housing within a developed urban area where all required services are available, including a shopping centre, high school, primary school, railway station, electricity, water sewer and sporting fields.</p>

Interim Local Strategic Planning Statement	
Strategies	Assessment/Comment
<i>meet current and future demand</i>	

Table 5 – Interim Local Strategic Planning Statement Assessment

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) as detailed below.

State Environmental Planning Policy	Comment
SEPP No. 19 – Bushland in Urban Areas	
<p>The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of:</p> <ul style="list-style-type: none"> (a) its value to the community as part of the natural heritage, (b) its aesthetic value, and (c) its value as a recreational, educational and scientific resource. <p>The specific aims of this policy are:</p> <ul style="list-style-type: none"> (a) to protect the remnants of plant communities which were once characteristic of land now within an urban area, (b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term, (c) to protect rare and endangered flora and fauna species, (d) to protect habitats for native flora and fauna, (e) to protect wildlife corridors and vegetation links with other nearby bushland, (f) to protect bushland as a natural stabiliser of the soil surface, 	<p>Applicable & Consistent.</p> <p>The site is predominantly cleared of vegetation and is not mapped as containing Endangered Ecological Communities.</p> <p>The proposal is considered to be consistent with the SEPP.</p>

State Environmental Planning Policy	Comment
<p>(g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</p> <p>(h) to protect significant geological features,</p> <p>(i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</p> <p>(j) to protect archaeological relics,</p> <p>(k) to protect the recreational potential of bushland,</p> <p>(l) to protect the educational potential of bushland,</p> <p>(m) to maintain bushland in locations which are readily accessible to the community, and</p> <p>(n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation...</p>	
SEPP 55 – Remediation of Land	
<p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>Applicable & Consistent.</p> <p>The Applicant's Stage 2 Detailed Site Contamination Assessment is generally in accordance with the NSW EPAs Contaminated Site Guidelines.</p> <p>All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use.</p> <p>Nothing in this planning proposal affects the aims and provisions of this SEPP</p>
SEPP (Mining, Petroleum & Extractive Industries) 2007	

State Environmental Planning Policy	Comment
<p>Aims:</p> <p>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</p> <p>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</p> <p>(b1) to promote the development of significant mineral resources, and</p> <p>(c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</p> <p>(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development:</p> <p>(i) to recognise the importance of agricultural resources, and</p> <p>(ii) to ensure protection of strategic agricultural land and water resources, and</p> <p>(iii) to ensure a balanced use of land by potentially competing industries, and</p> <p>(iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.</p>	<p>Applicable & Consistent.</p> <p>The SEPP permits and prohibits mining and extractive industries in certain circumstances, regardless of the LEP and zoning of the land.</p> <p>Nothing in this planning proposal to rezone B2 to R1 zoning affects the aims and provisions of this SEPP.</p>
SEPP (Coastal Management) 2018	
<p>The aim of this Policy is promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016 by:</p>	<p>Not Applicable as the subject site is not located within the land affected by this SEPP.</p>

State Environmental Planning Policy	Comment
<p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and</p> <p>(c) mapping the 4 coastal management areas which comprise the NSW coastal zone, in accordance with the definitions in the Coastal Management Act 2016.</p>	
SEPP (Koala Habitat Protection) 2021	
<p>Aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p>	<p>Applicable & Consistent.</p> <p>The site is primarily cleared of vegetation, and as such does not contain 'potential koala habitat or a core koala habitat' under the SEPP.</p> <p>Nothing in this planning proposal affects the aims and provisions of this SEPP.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	
<p>The aims of this policy are:</p> <p>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</p> <p>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p>	<p>Applicable & Consistent.</p> <p>The SEPP applies to R1 General Residential zonings, hence applies to this proposal.</p> <p>The submitted report states that the site does not contain any Endangered Ecological Communities, as per Council's mapping. The site is generally clear of vegetation from previous disturbance of the area.</p> <p>Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.</p> <p>There is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
SEPP (Affordable Rental Housing) 2009	
<p>The aims of this Policy are as follows—</p> <p>(a) to provide a consistent planning regime for the provision of affordable rental housing,</p>	<p>Applicable and Consistent.</p> <p>The proposal is consistent with this strategy, as it proposes to zone land to R1 General Residential which provides for several forms of affordable housing and is close to essential services located in the existing local centre and</p>

State Environmental Planning Policy	Comment
<p>(b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,</p> <p>(c) to facilitate the retention and mitigate the loss of existing affordable rental housing,</p> <p>(d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,</p> <p>(e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,</p> <p>(f) to support local business centres by providing affordable rental housing for workers close to places of work,</p> <p>(g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.</p>	<p>approximately 800 metres from Lisarow Railway Station and 270m from the nearest bus stops in Parsons Road. Should the land be used for affordable housing, the necessary services would be accessible by the residents.</p>
SEPP (Infrastructure) 2008	
<p>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</p> <p>(b) providing greater flexibility in the location of infrastructure and service facilities, and</p> <p>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</p> <p>(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</p> <p>(e) identifying matters to be considered in the assessment of development adjacent to</p>	<p>Applicable & Consistent.</p> <p>The land is an infill site within a residentially developed area, hence the proposed land to be rezoned to R1 General Residential has residential infrastructure available, e.g. water and sewer services, a local road network which has capacity for potential development and electricity is available adjacent, plus local primary and high schools and a nearby railway station and bus stops.</p> <p>There is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>

State Environmental Planning Policy	Comment
<p>particular types of infrastructure development, and</p> <p>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</p> <p>(g) providing opportunities for infrastructure to demonstrate good design outcomes.</p>	

Table 6 - SEPP Assessment

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 Appendix 1 of this proposal.

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	Y	N
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	Y	Y
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Y	Y
2.2	Coastal Protection	Y	Y
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	N	N/A
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
2.6	Remediation of Contaminated Land	Y	Y

No.	Direction	Applicable	Consistent
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A
3.7	Reduction in non-hosted short-term rental accommodation period	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	Y	Y
4.3	Flood Prone Land	Y	Y
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	Y
5.11	Development of Aboriginal Land Council lands	N	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	Y	Y
Metropolitan Planning			

No.	Direction	Applicable	Consistent
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	N	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A
7.11	Implementation of St Leonards and Crows Nest Plan 2036	N	N/A
7.12	Implementation of Greater Macarthur 2040	N	N/A
7.13	Implementation of Pyrmont Peninsula Place Strategy	N	N/A

Table 7 - S9.1 Ministerial Direction Compliance

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?***

The subject land is cleared of vegetation so there are no ecological constraints that need to be addressed by the Planning Proposal.

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

Flooding and Drainage

The site is not impacted by flooding and therefore can be supported in its current form. At the development application stage, the applicant should identify local flow paths to determine if any locally derived flows may impact the site that will need to be accounted for in any subsequent design for the site.

Environment and Health

A Stage 2 Detailed Site Contamination Assessment was prepared generally in accordance with the *NSW EPAs Contaminated Site Guidelines*. Samples were analysed for all potential contaminants of concern and appropriate *National Environment Protection (Assessment of Site Contamination) Measure* (NEPM) health and ecological investigation levels in soils were selected (Residential A). All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use. Further detailed analysis will occur at the development application stage.

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

Social Issues

The proposal will expand the available housing choice in Lisarow by providing the opportunity for either low or medium density housing (or a combination thereof), in an area with all necessary infrastructure and services available; i.e. being located adjacent to a shopping centre and high school and within walking distance of bus stops, railway station, primary school and sporting fields.

Economic Impacts

The economic assessment has adequately reviewed supply and demand for the future in Niagara Park / Lisarow area, as well as noting the difficulties in securing a retail tenant for the subject site, given it does not have main road exposure.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Traffic

It is noted that Busways operates within the area and provides a regular service to Gosford from a bus stop located along Parsons Road, at Lisarow Plaza. Lisarow Train Station is also located just 800 metres north-east of the subject lands. The proposal would reduce traffic impacts, as the *RMS Guide to Traffic Generating Developments Guidelines* indicates residential property has relatively lower traffic generation rates for both the AM and PM peaks and all-day trip generation rates, when compared to the rates for shops. There are no transport concerns with the proposed rezoning as the transport network has the capacity to cater for the proposed rezoning.

Water and Sewer

There are no significant constraints with respect to water and sewerage. The following items will be assessed as part of any subsequent Water Management Act Section 305 Applications;

- Developer charges will apply in accordance with the 2019 Southern Region Water Supply and Sewerage Development Servicing Plan
- New water and sewer mains would be required to service any new properties. The subsequent developer would undertake the design and construction of those assets in accordance with the prevailing water and sewer design codes of practice.

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

Government agency and public consultation requirements were detailed in the Gateway Determination and conducted accordingly. The government agency required to be consulted, is set out in the table below.

Agency
NSW Rural Fire Service

Table 8 - Agency Consultation

* NOTE: Section 3.25 of the EP&A Act requires the RPA to consult with the Director-General (Secretary) of the Department of Environment, Climate Change and Water (OEH) if, in the opinion of the RPA, critical habitat or threatened species, populations or ecological communities, or their habitats may be adversely affected by the proposed instrument.

- The consultation is to commence after a Gateway Determination is issued unless the Regulations specify otherwise.
- The period for consultation is 21 days unless agreed differently between the RPA & the DG or by the Regulations.

Rural Fire Service

The Rural Fire Service (RFS) comments are set out below:

Future development application referrals for the further subdivision of the subject site for residential purposes must demonstrate compliance with the following:

- *The provision of asset protection zones (APZs) in accordance with Table 5.3a and Table A1.12.2 of PBP 2019;*
- *The provision of access in accordance with Table 5.3b of PBP 201; and,*
- *The provision of services and utilities in accordance with Table 5.3c of PBP 2019*

Local Planning Panel

The Local Planning Panel (LPP) considered the matter on 8 April 2021. The Panel generally supported the proposal proceeding to Gateway and offered the following advice.

- *The strategic merit is predicated on the retail demand assessment by the applicant's consultant. This aspect should be subject to peer review by an independent consultant nominated by Council (which may be a list of potential consultants to avoid perceptions of conflicts), the cost of which should be met by the applicant/landowner seeking the changes. This should occur prior to Gateway as the strategic merit of the proposal is predicated on retail demand analysis.*

Comment

Council did not resolve to undertake an independent peer review of the applicant's retail demand assessment prior to seeking a Gateway, however this is something that could be included as a condition in the Gateway Determination.

- *The FSR and Height needs further assessment and needs to be settled prior to exhibition. In principle, the approach of seeking statutory and strategic consistency with other R1 zoned land is sound.*

Comment

The proposed Height and FSR of the proposed R1 General Residential zone will be consistent with Height and FSR of the existing R1 zone on nearby land. The status of the Central Coast LEP at the time of exhibition will determine the Height and FSR placed on exhibition.

- *The proposed zoning appears appropriate given the context of the site. The location of adjoining services supports higher order residential uses facilitated by the R1 zoning (subject to testing the retail demand assessment). It is noted the land is physically separated by landform to the adjoining retail uses and is opposite other residential uses.*

Comment

Noted.

- *Prior to exhibition an access strategy and drainage strategy should be developed. DCP controls (whether existing or site-specific) should be considered and it be clear on exhibition what supporting controls would apply to the site.*

Comment

Council is satisfied that the site has satisfactory access to the road network and can be satisfactorily drained. The details of these requirement can be considered at the Development

Application stage in accordance with Gosford DCP 2013. Gosford DCP 3013 sets out requirements for access to residential land under Chapter 3.5 Residential Subdivision and Chapter 3.3 Multi-Dwelling Housing and Residential Flat Buildings. The requirements for drainage are under Chapter 6.7 Water Cycle Management.

- *A suitable funding mechanism for any infrastructure upgrades should be considered and addressed.*

Comment

The current water and sewer, and road infrastructure are able to accommodate the change in uses resulting from altering the zone from B2 to R1. Any specific infrastructure upgrades related to a specific future development would be assessed at the DA stage.

Part 4 Mapping

The maps listed in the Table below are included in Appendix 3.

Map	Map Title
A.	Locality Plan
B.	Aerial Photograph
C.	Bushfire Hazard
Existing Provisions	
D	Existing Zoning of Land under GLEP 2014
E	Existing Minimum Lot Size under GLEP 2014
F	Existing Height of Building under GLEP 2014
G	Existing Floor Space Ratio under GLEP 2014
H	Existing Acid Sulfate Soils under GLEP 2014
I	Proposed Zoning of Land under GLEP 2014 and CCLEP
J	Proposed Minimum Lot Size under GLEP 2014 and CCLEP
K	Proposed Height of Building under GLEP 2014 and CCLEP
L	Proposed Floor Space Ratio under GLEP 2014
M	Proposed Floor Space Ratio under CCLEP

Table 9 - Site Characteristics and Existing and Proposed Provisions

Part 5 Community Consultation

The Planning Proposal will be made available for community/agency consultation as specified in the Gateway Determination and will be undertaken in accordance with any determinations made by the Gateway.

It is expected that the proposal will be made available at the following locations:

- Wyong Office, 2 Hely Street, Wyong (subject to COVID-19 restrictions)
- Council's website: www.yourvoiceourcoast.com

Additionally, notification of the exhibition of the proposal will be provided to affected and adjoining landholders prior to commencement of the exhibition period.

Part 6 Project Timeline

Action	Period	Start Date	End Date
Gateway Determination	12 months	August 2021	August 2022
Timeframe for the completion of required technical information	N/A all done		
Time frame for Government Agency consultation	2 months	September 2021	October 2021
Commencement and completion dates for public exhibition	28 days	November 2021	December 2021
Timeframe for consideration of submissions	3 months	December 2021	March 2022
Timeframe for consideration of Proposal (by Council)	1 day	April 2022	April 2022
Date of submission to the Department to finalise LEP	1 month	May 2022	June 2022
Anticipated date Council will make the plan (if delegated)	14 days	June 2022	July 2022
Anticipated date Council will forward to the Department for notification	7 days	July 2022	July 2022

Table 10 - Key Project Timeframes

Appendix 1

Ministerial Directions

Direction	Comment
Employment and Resources	
1.1 Business and Industrial Zones	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the below discussion.</p> <p>The subject land is zoned B2 Local Centre, so in theory employment lands will be marginally reduced as a result of the proposal being finalised, by removal of the subject land area of 11,710 m2.</p> <p>The situation has been investigated by economic consultants Location IQ. Location IQ state that there is about 64,327 m2 of B2 zoned land around the Pacific Highway, at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m2, which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre.</p> <p>It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range / types, and amount of developed business / commercial floor area in the Lisarow Centre, and based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space. Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail offer.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p>

Direction	Comment
	<p>Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>The consultant's study has been reviewed by staff and the conclusion is supported.</p>
1.3 Mining, Petroleum Production and Extractive Industries	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p>Applicable and consistent.</p> <p>The SEPP permits mining and extractive industries in certain circumstances, regardless of the LEP and zoning of the land.</p> <p>The planning proposal aims to alter one urban zoning to another, hence there is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
Environment & Heritage	
2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection</p>	<p>Applicable and consistent.</p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>The submitted report states in relation to ecological matters that the site does not contain any Endangered Ecological Communities, as per Council's mapping. The site is generally clear of vegetation from previous disturbance of the area.</p> <p>Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.</p>

Direction	Comment
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 clause (5) of Direction 1.5 "Rural Lands".	
2.2 Coastal Protection	
<p>Aims to protect and manage coastal areas of NSW. Applies when a relevant planning authority prepares a planning proposal that applies to land within the coastal zone as identified by SEPP (Coastal Management) 2018.</p> <p>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 of the relevant coastal management areas, and (b) the NSW Coastal Management Manual and associated toolkit, (c) the NSW Coastal Design Guidelines 2003. <p>A planning proposal must not rezone land which would enable increased development or more intensive land use on land:</p> <ul style="list-style-type: none"> (a) within a coastal vulnerability area identified by the SEPP (Coastal Management) 2018, or (b) that has been identified as land affected by current or future coastal hazard in a LEP or DCP, or a study or assessment undertaken by a public authority or a relevant planning authority. 	<p>Applicable & Consistent.</p> <p>The SEPP applies to the LGA however none of the site is mapped as being affected. There are no coastal matters relevant to this planning proposal.</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The applicant's search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared/recorded on or near the subject land.</p> <p>The site is vacant; hence no potential European heritage items exist.</p> <p>The subject proposal does not detract from the cultural landscape of the Central Coast.</p>
2.6 Remediation of Contaminated land	

Direction	Comment
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities</p> <p>Applies when a relevant planning authority prepares a planning proposal applying to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p>Applicable & Consistent.</p> <p>The Applicant’s Stage 2 Detailed Site Contamination Assessment has been prepared by Qualtest P/L generally in accordance with the NSW EPAs Contaminated Site Guidelines.</p> <p>All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use.</p>
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
<p>Aims to encourage a variety of housing choice, to make efficient use of existing infrastructure and services, ensure new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment.</p> <p>This Direction applies when a planning proposal affects land within an existing or proposed residential zone. The draft LEP shall include provisions that will broaden the choice of building types, make more efficient use of existing infrastructure and services, reduce the consumption of land for housing on the urban fringe and be of good design. The Direction also requires that residential development is not permitted until land is adequately serviced (or</p>	<p>Applicable and consistent.</p> <p>The proposal satisfies the Direction as it will add to the variety of local housing choice by providing potential low or medium housing under the R1 zoning. This will meet current needs in the market, as opposed to the current B2 Local Centre zoning which will not satisfy any local needs due to the amount and variety of business development existing in Lisarow, i.e. it is effectively a redundant zoning.</p>

Direction	Comment
arrangements satisfactory to the council, or other appropriate authority, have been made to service it).	
3.2 Caravan Parks and Manufactured Home Estates	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates (MHE).</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>Caravan Parks (includes moveable and manufactured dwellings) are not permissible under the current B2 Local Centre and proposed R1 General Residential zonings, hence the proposal will not alter the status quo under the LEP in this regard.</p> <p>There is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
3.4 Integrating Land Use & Transport	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>Applicable and consistent.</p> <p>This will be an infill development within an urban area adjacent to an existing shopping centre and residential area.</p> <p>All services and road networks required are available, plus the site is located about 800 metres from Lisarow Railway station and 270m from the nearest bus stops.</p>
Hazard & Risk	
4.1 Acid Sulfate Soils	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils.</p>	<p>Applicable and consistent.</p> <p>According to Council's Acid Sulfate Soil Maps the subject land is classified as Class 5 which is generally unaffected by this issue and suitable for urban uses.</p>
4.2 Mine Subsidence and Unstable Land	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study, strategy or assessment undertaken by or on behalf of the relevant planning authority or other</p>	<p>Applicable and Consistent.</p> <p>According to Council's Landslip Mapping the subject lands are free of this affectation.</p>

Direction	Comment
public authority and provided to the relevant planning authority.	
4.3 Flood Prone Land	
<p>Aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p>	<p>Applicable and consistent.</p> <p>Council staff have reviewed the proposal and the material provided by the Applicant.</p> <p>Staff concur that the site is not impacted by flooding and therefore can be supported. This approach takes advantage of the local terrain and is consistent with the guidelines and principles of the Floodplain Development Manual and this Direction.</p>
4.4 Planning for Bushfire Protection	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>Applicable and consistent</p> <p>About 60% of the area of the site to which the proposed rezoning to R1 General Residential applies is comprised of category 1 'buffer' bushfire prone vegetation, with the rest of the site unaffected by bushfire hazard.</p> <p>The applicant's submitted Bushfire Assessment Report illustrates how compliance with the Australian standards and Planning For Bushfire Protection (RFS 2019) may be achieved for future development.</p> <p>In the preparation of a planning proposal request, the relevant planning authority consulted with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.</p> <p>The RFS raised no objection to the Planning Proposal. The RFS comments are set out under Question 11.</p>
Regional Planning	
5.10 Implementation of Regional Plans	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies.</p> <p>Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra</p>	<p>Applicable and primarily consistent with minor inconsistencies considered justified. See table titled Central Coast Regional Plan under Question 3 above for a detailed discussion on the Central Coast Regional Plan 2036 pertaining to the minor reduction in the business zoning.</p>
Local Plan Making	

Direction	Comment
6.1 Approval and Referral Requirements	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>This Direction requires a Planning Proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.</p>	<p>Applicable and consistent.</p> <p>The planning proposal does not include provisions that require concurrence, consultation or referral of development applications.</p>
6.2 Reserving Land for Public Purposes	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The proposal does not seek to reserve land for public purposes.</p>
6.3 Site Specific Provisions	
<p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p> <p>The Planning Proposal must use an existing zone already applying in an environmental planning instrument and not impose any development standards in addition to those already contained in the environmental planning instrument. The proposal shall not contain or refer to drawings/concept plans that show details of the proposed development.</p>	<p>Applicable and consistent.</p> <p>The Planning Proposal uses existing zones, floor space ratio, height of building and lot size requirements set out in the Standard Instrument LEP.</p>

Table 11 – S9.1 Ministerial Direction Assessment

Appendix 2

Land Use Tables

Existing Land Use Table for Zone B2 Local Centre under Gosford Local Environmental Plan 2014

B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for residential uses, but only as part of a mixed use development.
- To ensure that development is compatible with the desired future character of the zone.
- To promote ecologically, socially and economically sustainable development.
- To ensure that the town centres of Erina and Woy Woy are recognised as providing a higher level, and greater diversity, of services and facilities to serve a wide population catchment from numerous localities and as key public transport nodes, secondary to Gosford City Centre.
- To ensure that village centres such as Avoca, East Gosford, Ettalong Beach, Kincumber, Lisarow, Niagara Park, Terrigal, Umina Beach, West Gosford and Wyoming are recognised as providing a broad range of services and facilities to serve the population of the locality.
- To ensure that villages are recognised as providing local level services and facilities and are developed at a scale that reflects their population catchment and as a focus for public transport routes.
- To ensure that the different roles of villages are recognised with some villages being key tourist destinations with boutique activities in addition to serving the needs of local residents, while other villages are purpose-built centres to serve the needs of the local population.
- To encourage the residential population of villages and town centres to contribute to the vitality of those locations.

2 Permitted without consent

Recreation areas

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies

Existing Land Use Table for Zone R1 General Residential under Gosford Local Environmental Plan 2014

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development is compatible with the desired future character of the zone.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home-based child care; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

Proposed Land Use Table for Zones R1 General Residential under Draft Central Coast Local Environmental Plan

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Boarding houses; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual Occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care

centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Water recycling facilities;

Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Appendix 3

Mapping

Map A - Locality Plan

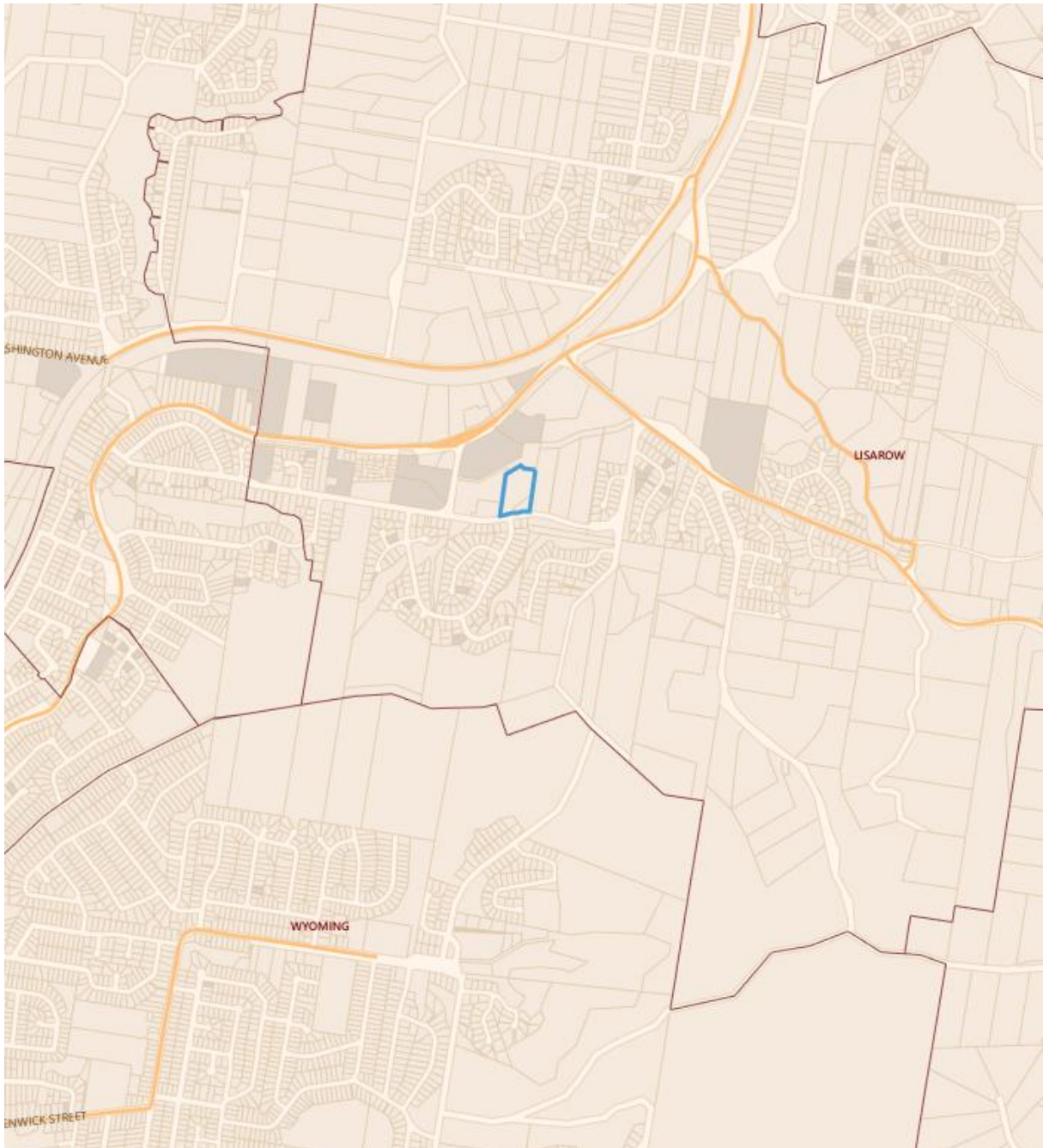


Figure 4 – Subject land shown in context of broader locality

Map B - Aerial Photograph



Figure 5 – Aerial Photograph

Map C – Bushfire Hazard



Figure 6 – Bushfire Hazard

Map D – Existing Zoning under GLEP 2014

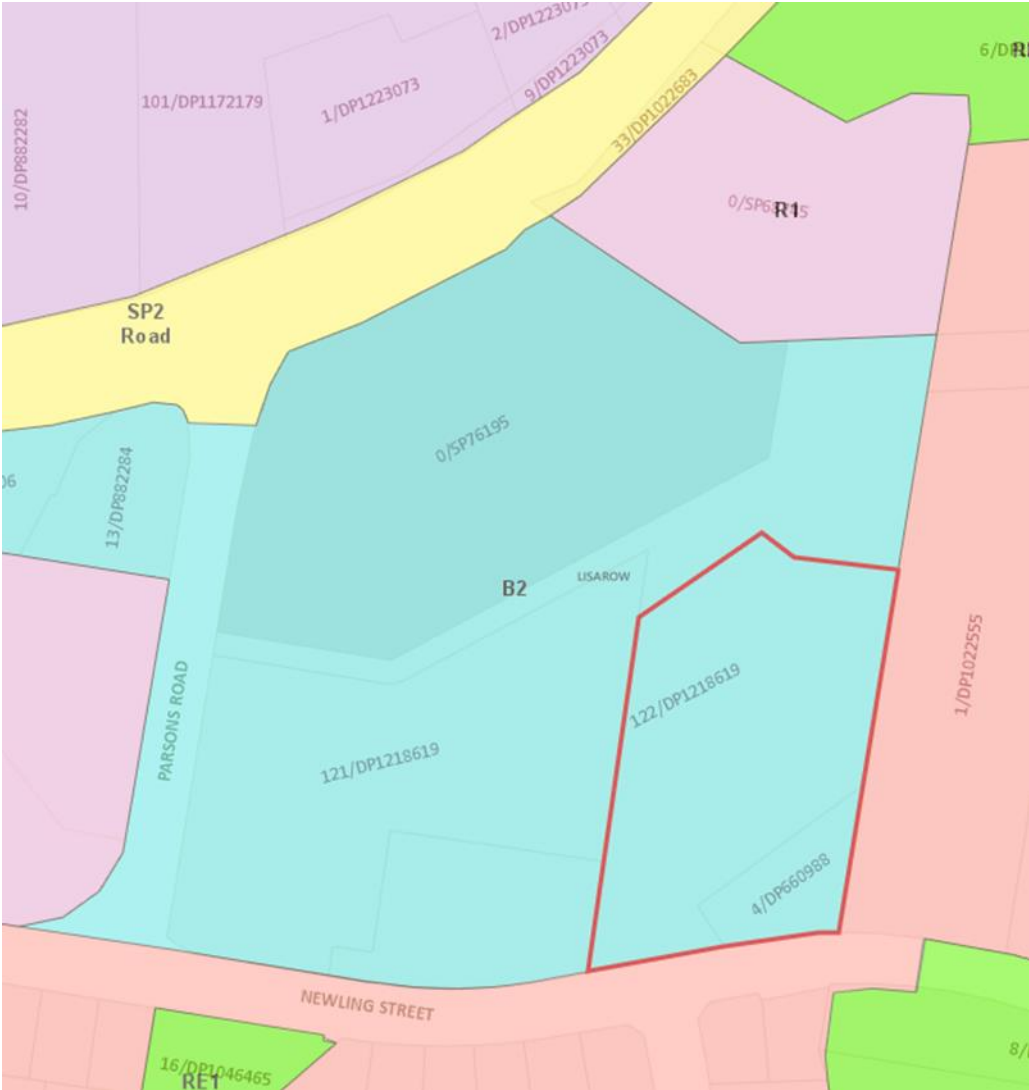


Figure 7 – Existing Zone

Map E – Existing Minimum Lot Size under GLEP 2014

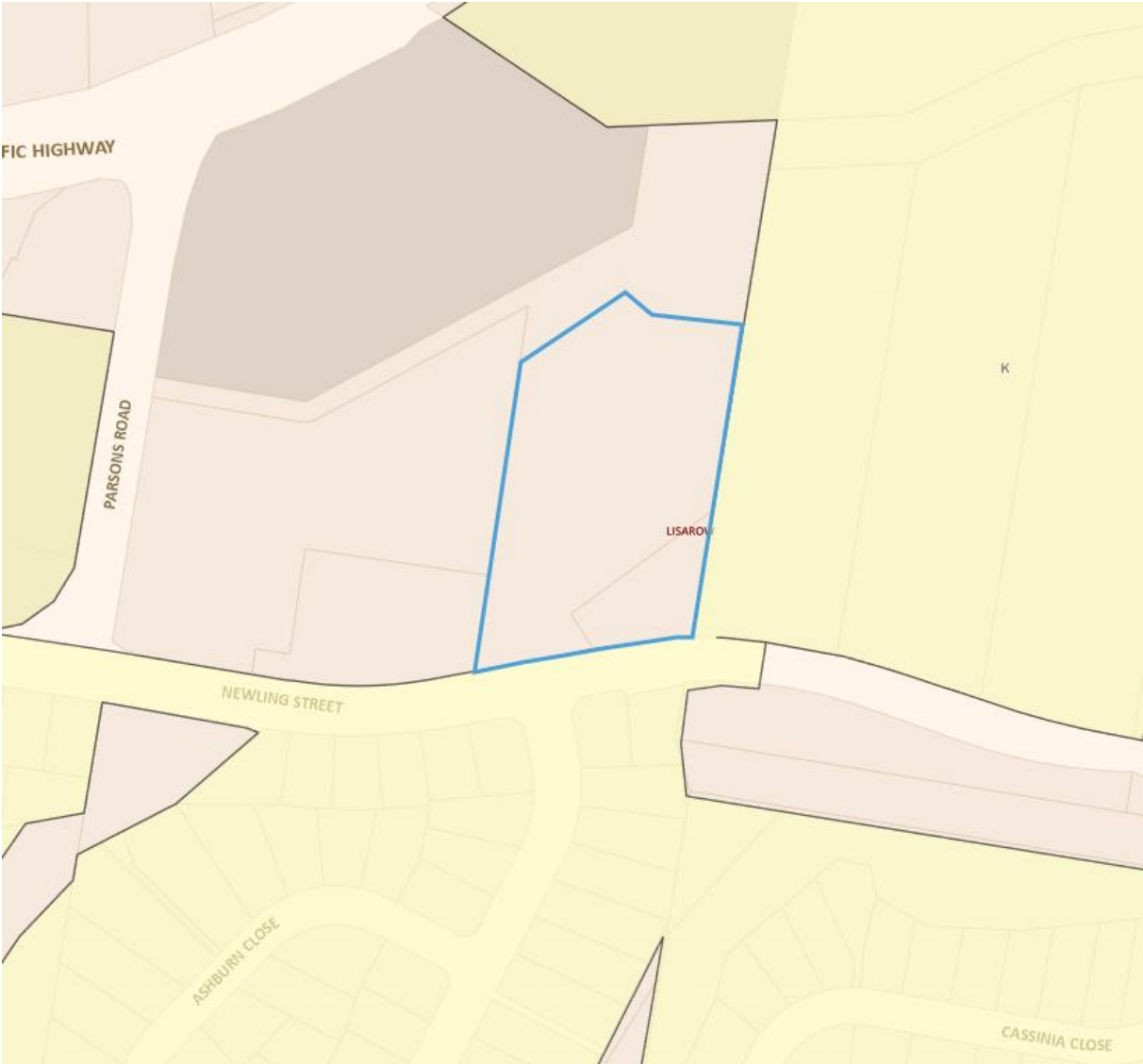


Figure 8 – Existing Minimum Lot Size

K = 550m²

Map F – Existing Height of Building under GLEP 2014

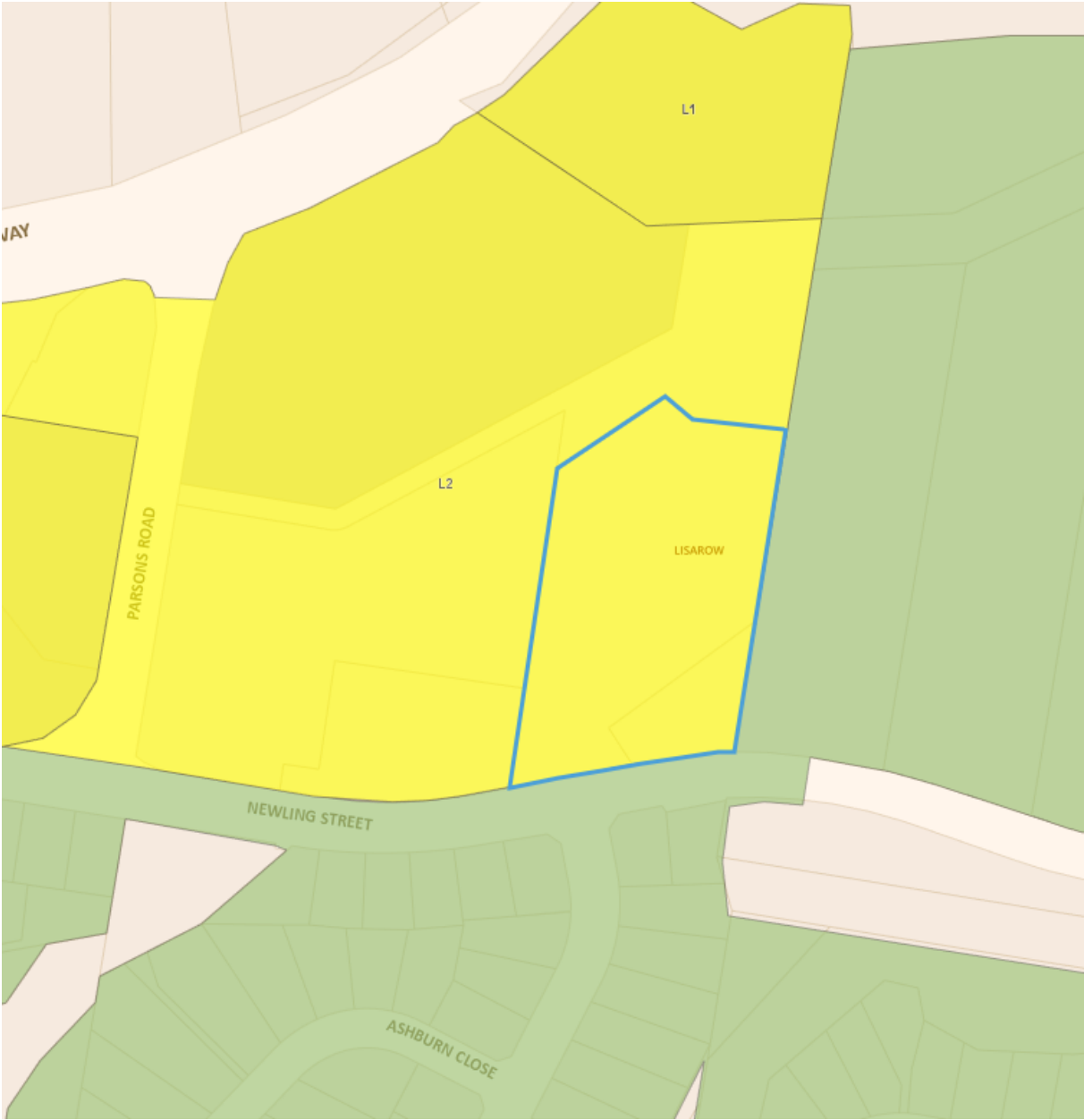


Figure 9 – Existing Building Height

L1 = 11.0m

L2 = 11.5m

Map G – Existing Floor Space Ratio under GLEP 2014

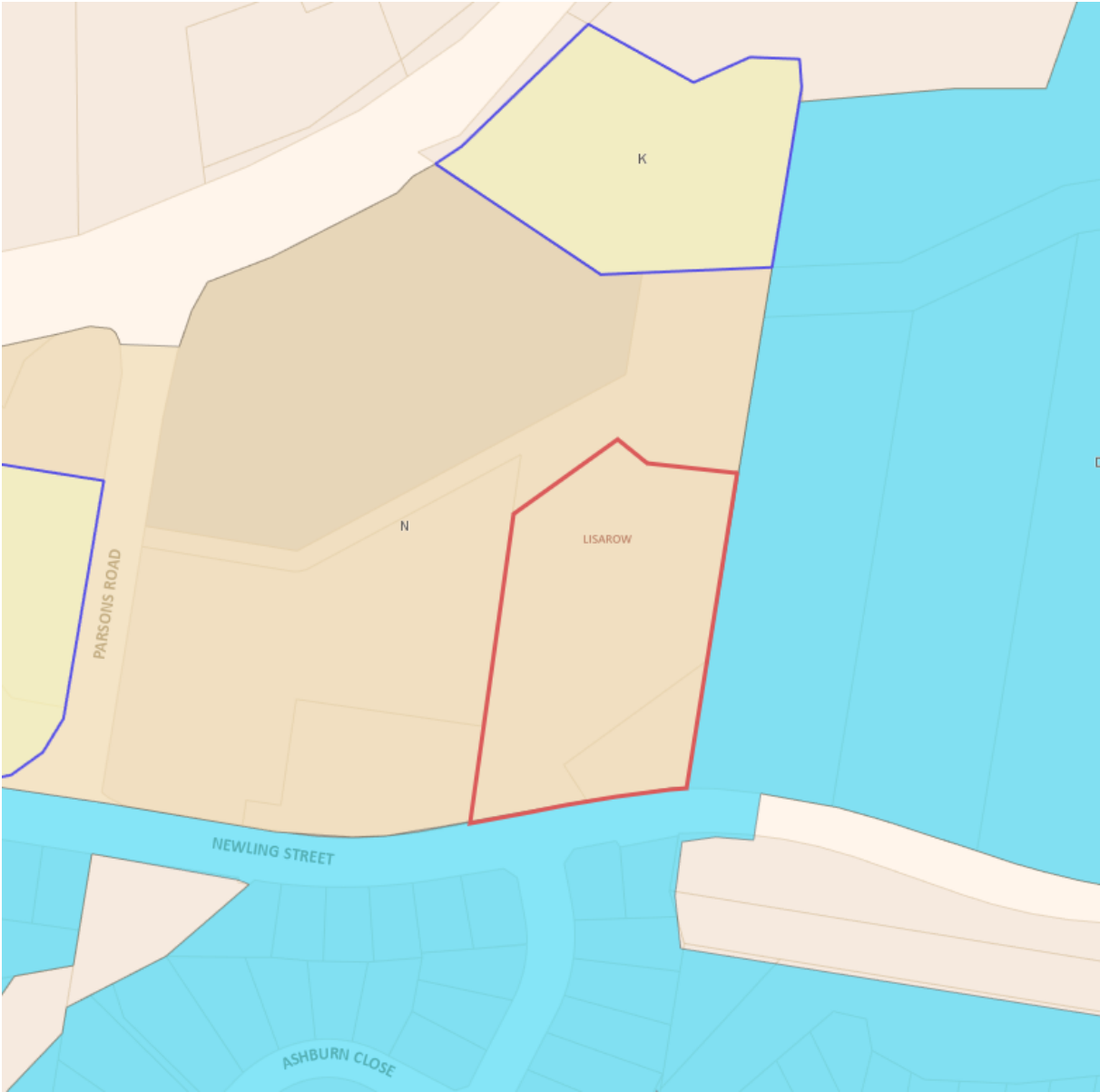


Figure 10 – Existing Floor Space Ratio

K = 0.85:1 with blue line

N = 1:1

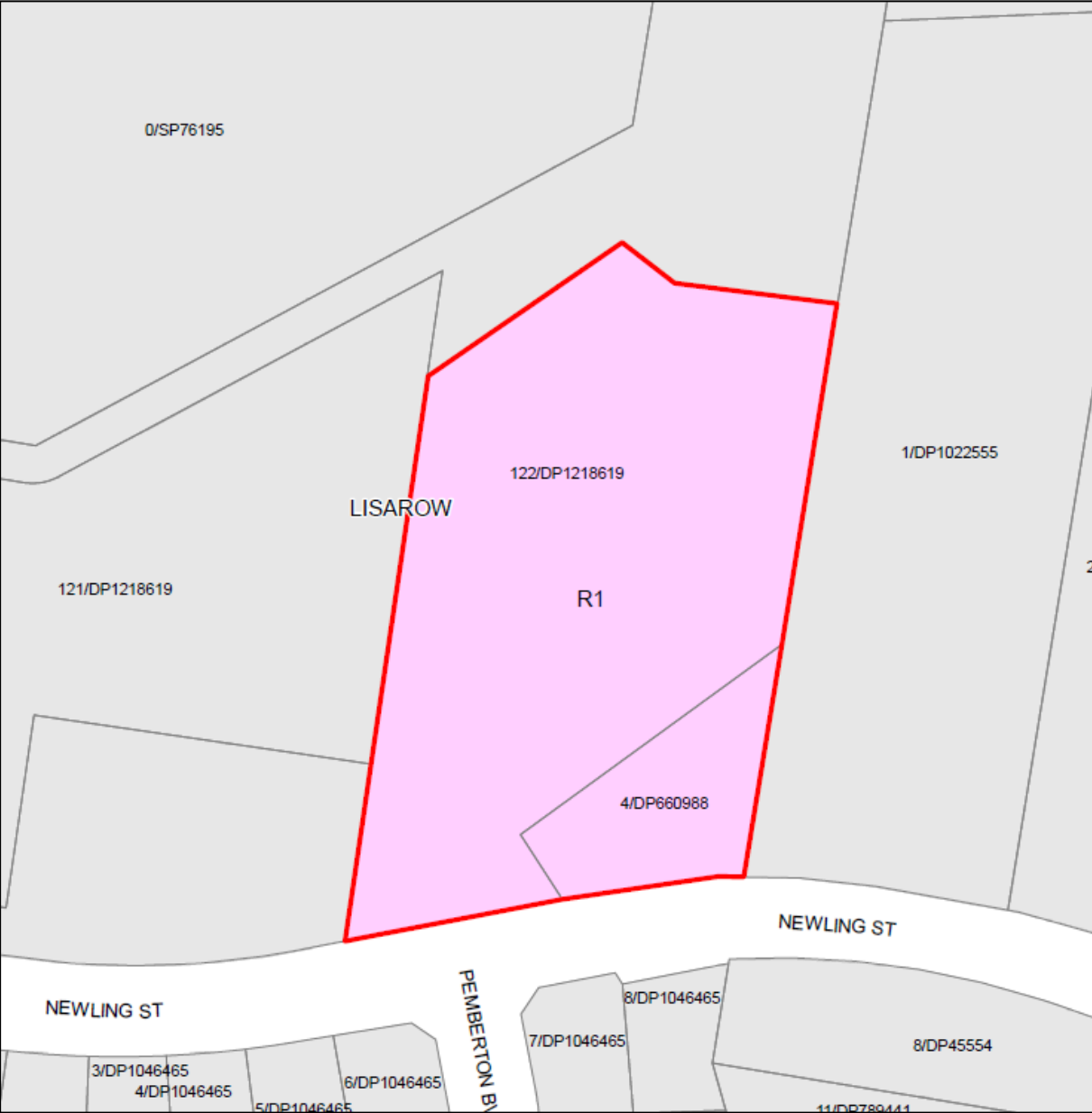
Map H – Existing Acid Sulfate Soil Classification under GLEP 2014



Figure 11 – Existing Acid Sulfate Soil Classification

5 = Class 5

Map I – Proposed Zoning under GLEP 2014 and CCLEP



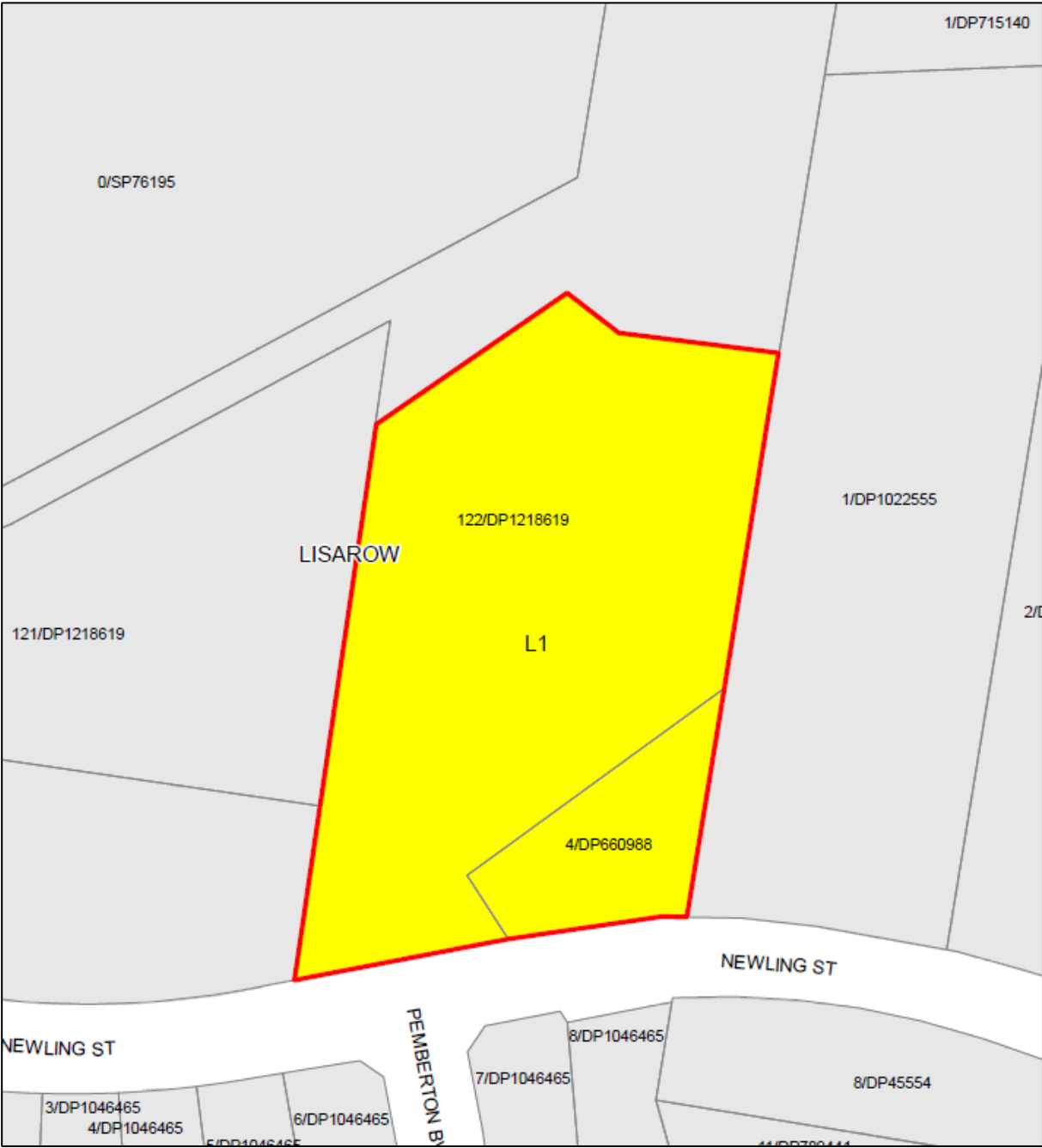
R1 = General Residential

Map J – Proposed Minimum Lot Size under GLEP 2014 and CCLEP



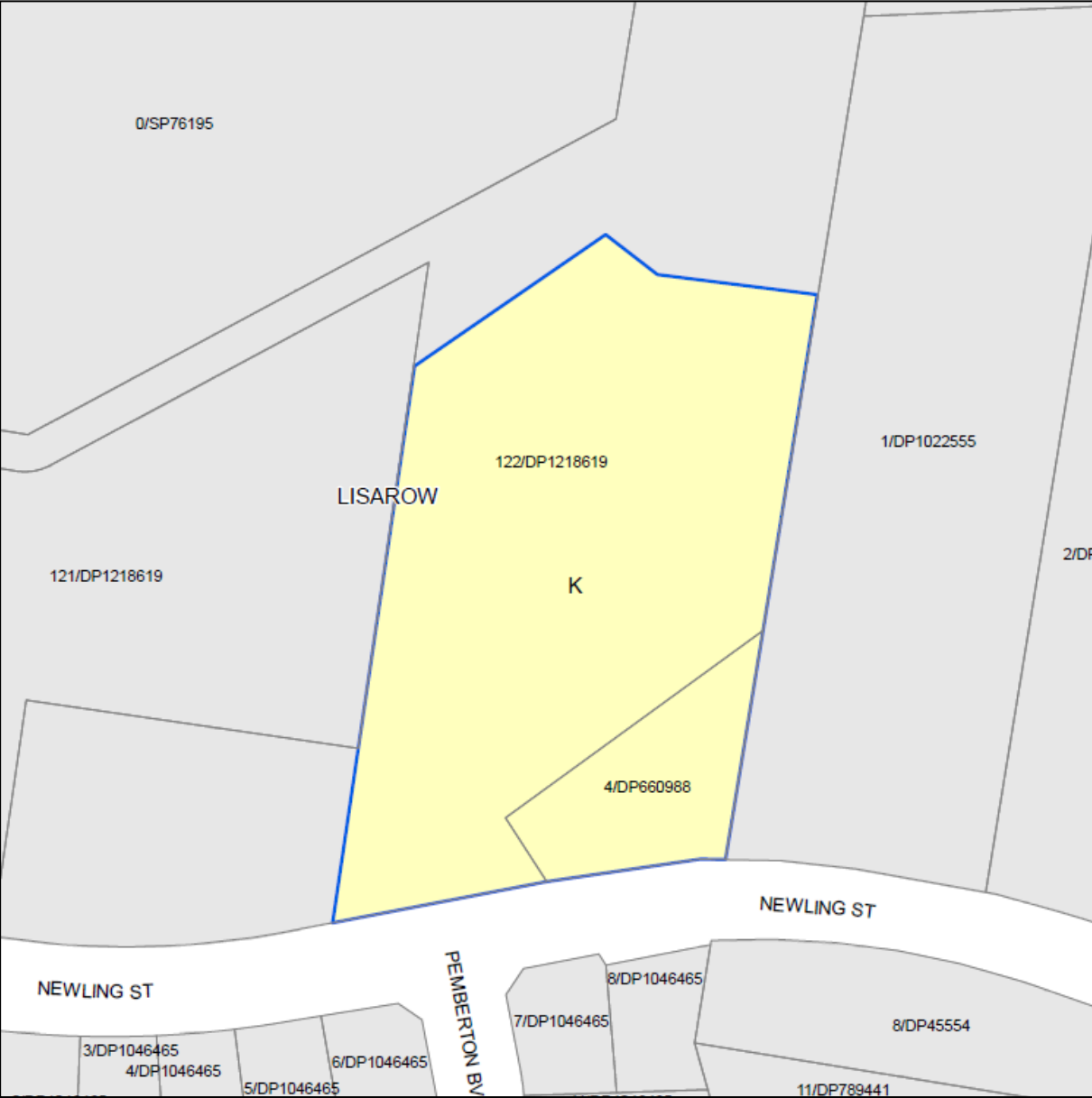
K = 550m²

Map K – Proposed Height of Building under GLEP 2014 and CCLEP



L1 = 11.0m

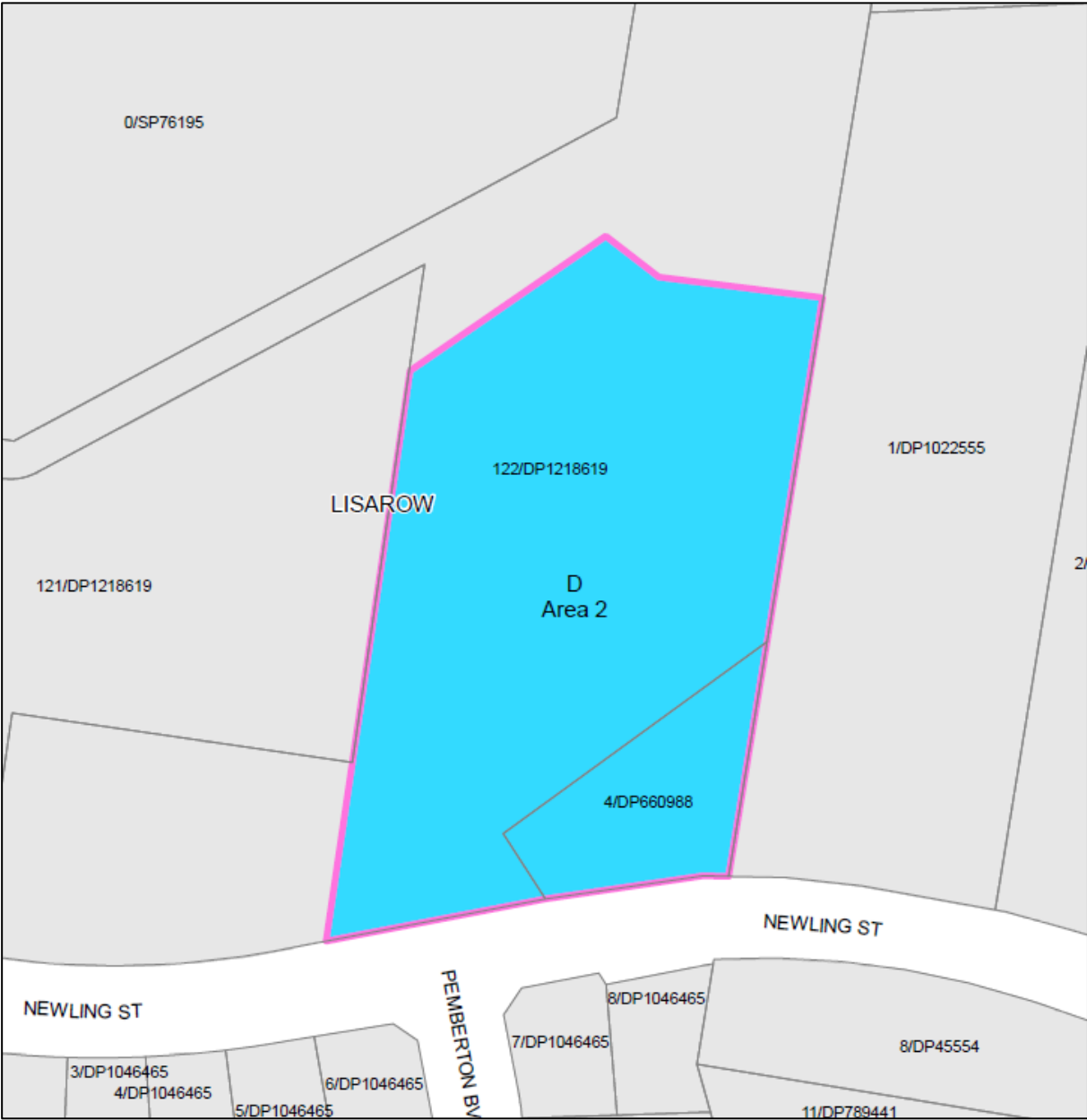
Map L – Proposed Floor Space Ratio under GLEP 2014



K = 0.85:1

Blue Line refers to Clause 4.4 of GLEP 2014

Map M – Proposed Floor Space Ratio under CCLEP



D = 0.5:1

Area 2 refers to clause 4.4A of CCLEP