



Central Coast Council

Planning Proposal Exhibition Version

Lot 5 DP 1228880

45 Malloway Road

Chain Valley Bay

File No: RZ/3/2019; PP\_2020\_CCOAS\_002\_00

November 2021



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Public Consultation Version V5

Central Coast Council

**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259 | **P** 1300 463 954

**Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250 | **P** 1300 463 954

**E** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) |

**W** [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au) |

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## Background & Locality Context

The subject site is described as Lot 5 DP 1228880, 45 Malloway Road Chain Valley Bay.

The land is zoned E3 Environmental Management under *Wyong Local Environmental Plan 2013* (WLEP 2013). The site has an area of 10.61 Hectares (Ha) and can be divided into three distinct areas:

- a dwelling and ancillary development to the north of the site,
- a generally cleared area predominately used for rural purposes through the majority and centre of the site, and
- a heavily vegetated area along the southern boundary of the site.

Surrounding land uses include:

- a Manufactured Home Estate (MHE) to the west,
- State Recreation Area to the north,
- vacant vegetated land to the east and south currently subject to a planning proposal (PP\_2017 CCOAS\_003\_02) for low density residential development and ongoing conservation.



Figure 1 Locality Plan

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

The objective of this proposal is to amend *Wyong Local Environmental Plan 2013* (WLEP 2013) to enable low density residential development and a manufactured home estate (MHE) on 45 Mulloway Road, Chain Valley Bay and to protect the significant vegetation towards the property's southern boundary.

## Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to WLEP 2013 at 45 Mullyway Road Chain Valley Bay in accordance with the proposed zoning map shown below. It is proposed to rezone the land from the E3 Environmental Management Zone to part RE2 Private Recreation to allow for the development of an MHE, part R2 Low Density Residential to allow for low density residential development and part E2 Environmental Conservation to preserve significant vegetation and wildlife corridor.

It is proposed to retain the current minimum lot size for the site of 40Ha for the land to be zoned RE2 and E2 with the R2 land having a minimum lot size of 450m<sup>2</sup>.

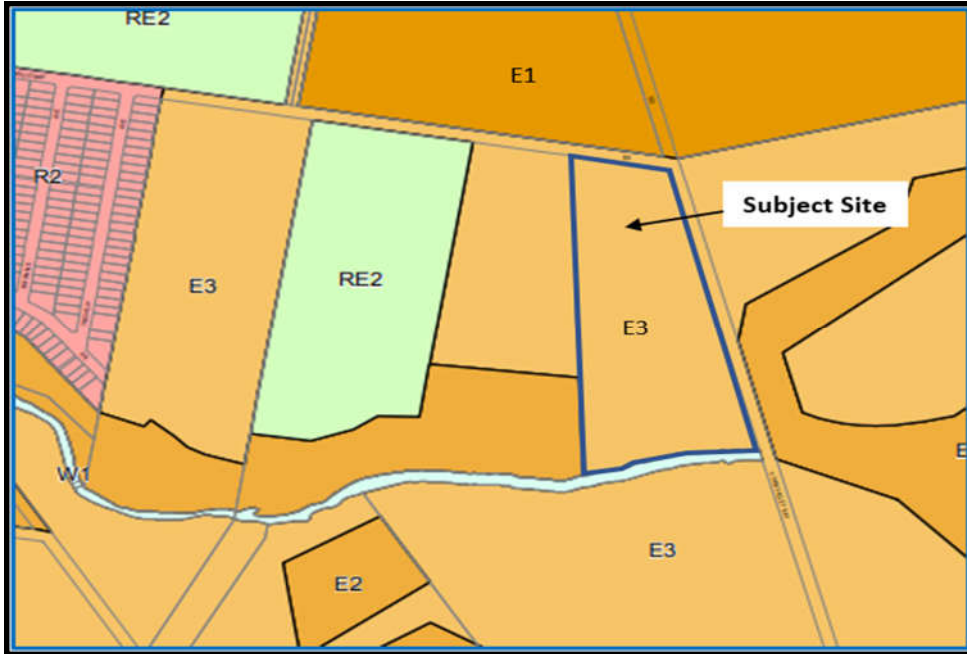


Figure 2 Existing Land Use Zones

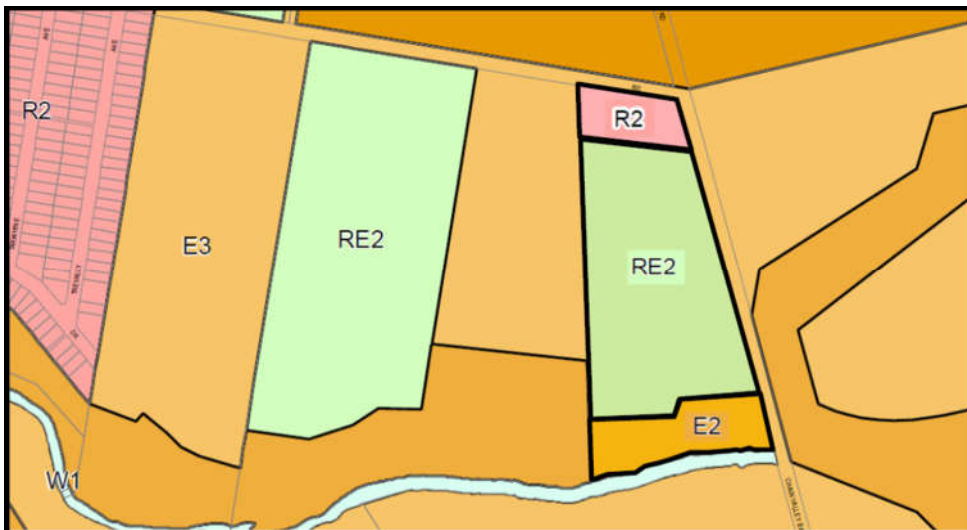


Figure 3 Proposed Land Use Zones

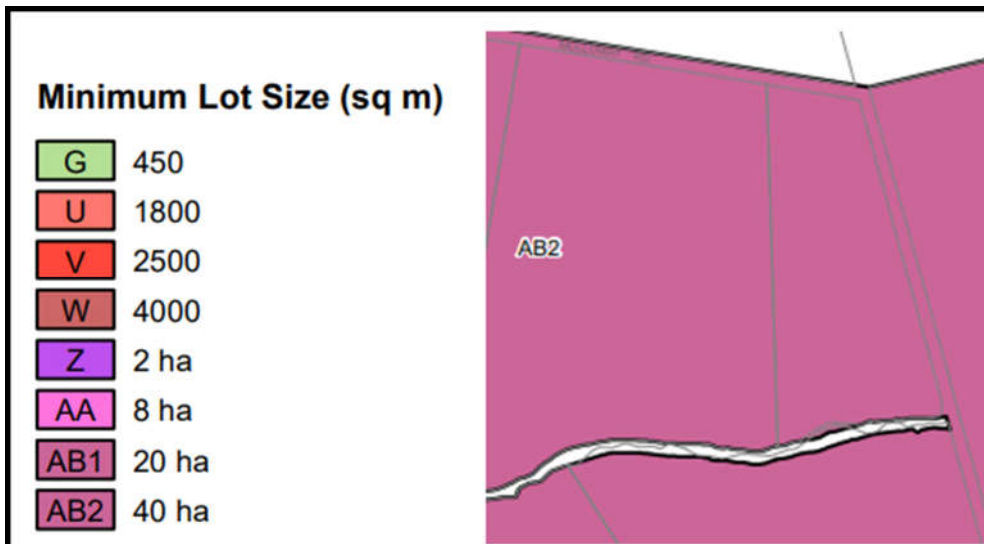


Figure 4 Existing Minimum Lot Size Map (extract)

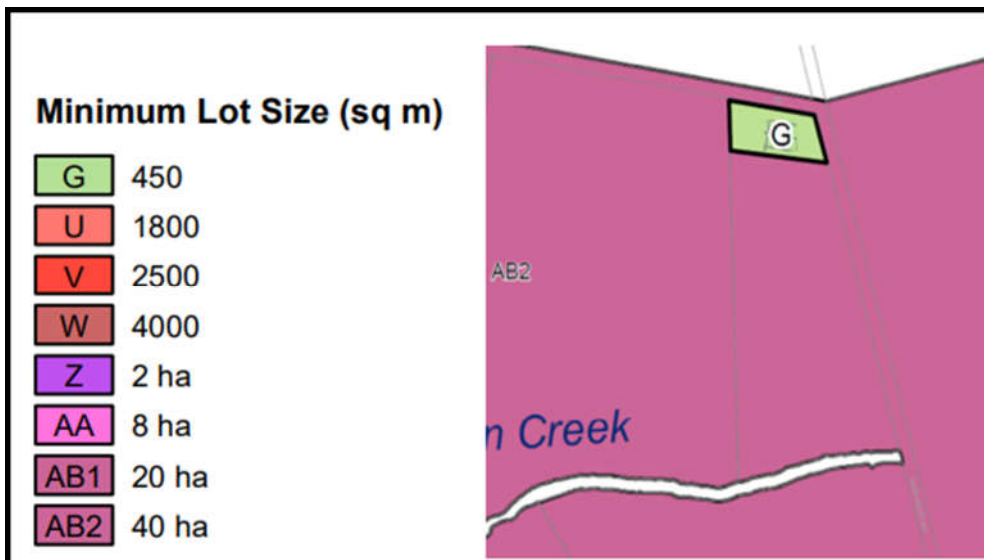


Figure 5 Proposed Minimum Lot Size Map (extract)

## Part 3 Justification

### Section A – Need for the Planning Proposal

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

The site is located in an area identified as being appropriate for residential purposes under the *North Wyong Shire Structure Plan* (NWSSP) and the *draft Greater Lake Munmorah Structure Plan* (dGLMSP). This is further discussed under Section B – Relationship to strategic planning framework.

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

The proponent is seeking to develop the site for low density residential development and as a Manufactured Home Estate (MHE).

Low density residential development is best facilitated through the use of the R2 Low Density Residential Zone and an appropriate minimum lot size for subdivision.

MHE's are permissible where caravan parks are permissible under WLEP 2013. Caravan Parks are not permissible under WLEP 2013 in the E3 Environmental Management Zone. Therefore, an alternative land use zoning is required to permit MHEs.

The RE2 Private Recreation zone has generally been applied as the land use zone for MHE development in the Greater Lake Munmorah area. Though the RE2 zoning permits several other land uses that are not residential in nature (Refer to Annexure 02), these uses are unlikely to be viable in an area where there is identified residential demand and no ability to further subdivide the site.

The most appropriate alternative residential zoning that permits Caravan Parks and MHE's is the R1 General Residential Zone. As the R1 zone under WLEP 2013 permits land uses such as residential flat buildings, it is considered inappropriate to apply a zoning that would potentially allow for relatively high levels of residential density in this locality. This would also apply to the R3 Medium Density Residential Zone where similar land uses are permissible.

In accordance with WLEP 2013 the R2 Low Density Residential Zone does not permit Caravan Parks and MHE development so is therefore not an appropriate zone to meet the objective of this proposal as identified under Part 1 above. By providing for a mix of manufactured home and low-density residential development it is considered the proposal and the proposed zoning will help provide for an appropriate level of housing choice in the area.

The implementation of the NWSSP is facilitated in greater detail through the dGLMSP. The dGLMSP identifies several current owner-initiated low density residential proposals in the area including a proposed 600 lot site directly to the south of the site and a proposed 93 lot site to the west of the adjoining existing Valhalla MHE site. The dGLMSP acknowledges the importance of MHE development in the area, being a product in demand and therefore providing for a sort-after housing alternative.

The dGLMSP identifies the need for upgrade of infrastructure and community facilities to facilitate for the noted acceleration of proposed development of the area. The Northern Districts s.7.11



Contributions Plan is currently under review and the updated version of this plan will be applied to and levied against future development applications.

## 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)

An assessment of the proposal against the *Central Coast Regional Plan* (CCRP) is located under 01 Assessment and Endorsement attached to this proposal. The CCRP references the *North Wyong Shire Structure Plan* (NWSSP) 2012.

### North Wyong Shire Structure Plan and Wyong Shire Settlement Strategy

The *Wyong Shire Settlement Strategy* (2013) reflects the objectives and requirements of the NWSSP with regard to this site.

The proposal is consistent with the requirements of the NWSSP. This plan identifies the site is required for future residential purposes.

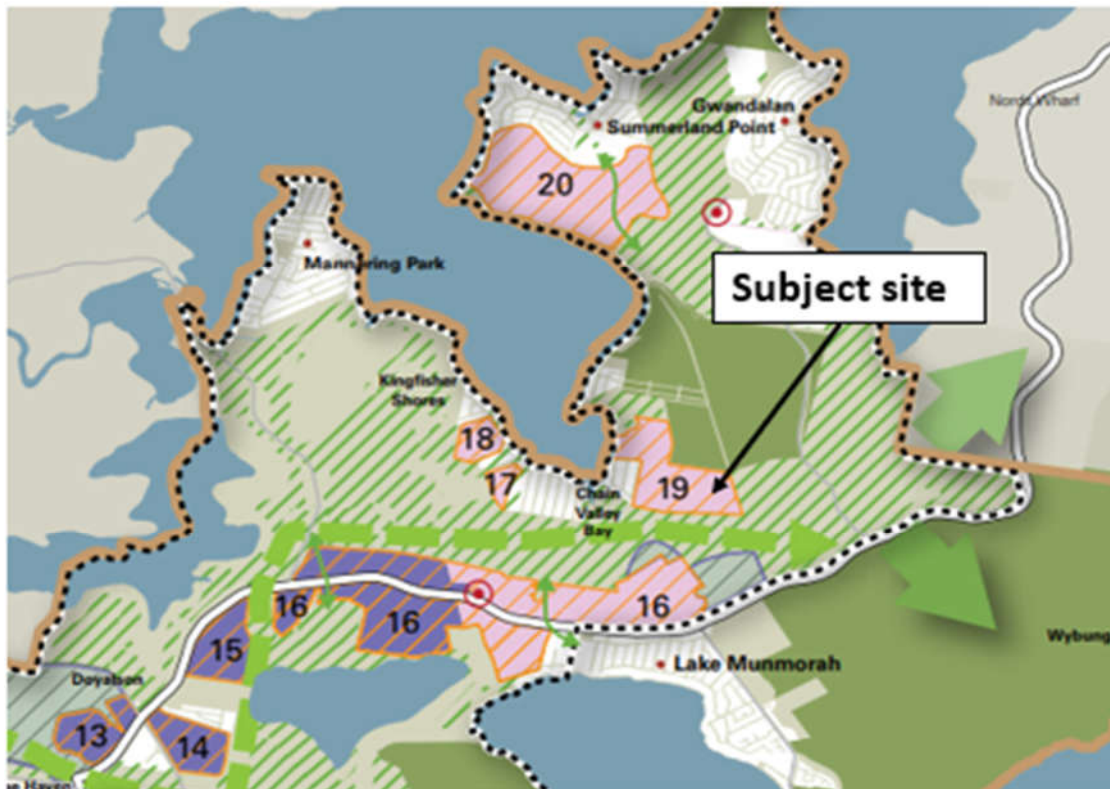


Figure 6 – Extract from the North Wyong Shire Structure Plan

The NWSSP identifies the staging of the development within the long-range timeframe (land will not be zoned before 15 years), however this timing can be revised due to new information relating to underlying mining constraints which are no longer an impediment to surface land release. This means that the release of the land can be accelerated, subject to appropriate funding arrangements being put in place to manage infrastructure and servicing issues associated with increasing the population in the locality. The Northern Districts s.7.11 Contributions Plan is currently under review and the updated version of this plan will be applied to and levied against future development applications.

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

**Interim Local Strategic Planning Statement**

The interim *Central Coast Local Strategic Planning Statement* (LSPS) sets a 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 following strategies and priorities outlined in the LSPS are applicable to this Planning Proposal:

**Urban Management Strategies**

- 3 *Define the Urban Edge - define where urban development should stop and environmental protection starts.*

The site is identified for residential development under the NWSSP. That part of the site with high ecological value is proposed to be zoned E2 Environmental Conservation.

**Priorities and Actions**

The following priorities outlined in the LSPS are applicable to this Planning Proposal.

Housing		
8	Priority	Assessment
	Provide for the housing needs of our growing region	The planning proposal seeks to provide for a range of residential housing to meet the accommodation needs of the community.
Environment		
24	Priority	Assessment
	Map, protect and cherish natural areas and ecosystems	The planning proposal seeks to protect the existing significant vegetation on the site by zoning it to E2 Environmental Conservation.

*Table 1 – Local Strategic Planning Statement Assessment*

**Draft Greater Lake Munmorah Structure Plan**

The proposal is consistent with the Draft Greater Lake Munmorah Structure Plan (dGLMSP), The dGLMSP was publicly exhibited between 1 April 2019 to 26 May 2019.

The area to be rezoned is identified within the dGLMSP within Precinct 7 Chain Valley Bay (see Figure 5 below).

The dGLMSP facilitates the delivery of 3,206 additional lots. The subject proposal will provide approximately 170 home sites.

The site is partially nominated as a green corridor and habitat network by the NWSSP and reservation of this land is reflected in the dGLMSP. The portion of the site proposed to be zoned E2 Environmental Conservation aligns with the boundary of the green corridor.



Figure 7 – Draft Greater Lake Munmorah Structure Plan, Precinct 7 – Chain Valley Bay

### Community Strategic Plan

The proposal is consistent with the themes of the Community Strategic Plan (CSP). An assessment of the proposal against the CSP is located under 01 Assessment and Endorsement.

### Central Coast Affordable and Alternative Housing Strategy

*The Central Coast Affordable and Alternative Housing Strategy (2020)* 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' and 'to improve access to affordable housing for very low, low and moderate income households, including protecting existing affordable housing, providing new development opportunities and incentives, and providing a broader range of housing options to address affordable housing need in appropriate locations.

MHE development is identified as a land use that providing the opportunity for increased housing choice, including local downsizing opportunities for retirees along with providing a feeling of security and generating social cohesion through the development of a local community. MHE's can provide for the security of home ownership at what is generally a lower price point than detached single dwellings.

### Biodiversity Strategy

*The Biodiversity Strategy (2020)* provides a framework and guide for the management of biodiversity on the Central Coast that is consistent with regional, state and national strategies, plans and policies.

*The Biodiversity Strategy (2020)* Theme 4: Protecting biodiversity through land use planning and information management is relevant to this proposal. The site is partially nominated as a green

corridor and habitat network by the NWSSP. Preservation of this land is reflected in the dGLMSP. The portion of the site proposed to be zoned E2 Environmental Conservation aligns with the boundary of the green corridor. This is further discussed under Section C7. below.

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

The proposal has been considered against the relevant State Environmental Planning Policies (SEPPs). An assessment of the proposal against the relevant SEPPs is located under 01 Assessment and Endorsement.

The proposal is considered to be consistent with the applicable SEPPs.

**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 under 01 Assessment and Endorsement attached to this proposal.

Table 2: S9.1 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
<b>Employment &amp; Resources</b>			
1.1	Business & Industrial Zones	N	N/A
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
<b>Environment &amp; Heritage</b>			
2.1	Environmental Protection Zones	Y	N
2.2	Coastal Protection	N	N/A
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	Y	Y
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
<b>Housing, Infrastructure &amp; Urban Development</b>			
3.1	Residential Zones	Y	Y

No.	Direction	Applicable	Consistent
3.2	Caravan Parks and Manufactured Home Estates	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Regulated Airports and Defence Airfields	Y	N/A
3.6	Shooting Ranges	N	N/A
3.7	Reduction in non – hosted short term rental accommodation	N	N/A
<b>Hazard &amp; Risk</b>			
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
<b>Regional Planning</b>			
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 Land	N	N/A
<b>Local Plan Making</b>			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	Y	Y
<b>Metropolitan Planning</b>			
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A

No.	Direction	Applicable	Consistent
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



## **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?**

Clearing of vegetation would be required to facilitate the proposed development of the site for a MHE and low-density residential development.

While vegetation removal would generally occur as part of a development application process that would follow the completion of the planning proposal, Council must be satisfied that the proposal can reasonably meet the requirements of *SEPP (Vegetation in Non-Rural Areas) 2017* and the *Biodiversity Conservation Act 2016*.

An ecological constraints report submitted in support of the application indicates that the proposal seeks to impact on approximately 0.32 ha of Swamp Sclerophyll Forest Ecologically Endangered Community (EEC) and 0.92 ha of Narrabeen Doyalson Coastal Woodland. The vegetated southern end of the site is highlighted on the biodiversity values (BV) map published by the NSW Office of Environment and Heritage. The proposal triggers entry into the Biodiversity Offset Scheme (BOS) through potentially impacting areas highlighted on the BV map and exceeding the area clearing threshold.

The site is partially nominated as a green corridor and habitat network under the NWSSP. The portion of the site proposed to be zoned E2 Environmental Conservation closely aligns with the boundary of the green corridor.

To address the requirements of *SEPP (Vegetation in Non-Rural Areas) 2017* and the *Biodiversity Conservation Act 2016*, a draft Biodiversity Certification Assessment Report (BCAR) for Lot 5 DP 1228880 has been prepared by Travers Bushfire and Ecology in support of the proposal.

The purpose of the BCAR is to carry out relevant site surveys to prepare a BCAR in accordance with the relevant Acts and Regulations and in accordance with the Biodiversity Assessment Methodology 2020.

The intent of this report is to confirm the offsetting requirements for the potential vegetation loss mentioned above and establish agreed requirements for the ongoing preservation of the environmental corridor land, proposed to be zoned E2 Environmental Conservation.

The Gateway Determination from DPIE 28 July 2020 and as amended 28 April 2021 (Annexure 01G) as well as the response of Biodiversity Conservation Division (BCD) 15 October 2020 (Annexure 03E) required further consideration of the extent of proposed E2 zoned land, particularly as part of the Regional Environmental Corridor.

The Gateway Determination condition 1b states that

the planning proposal is to be updated prior to public exhibition to confirm the width of the proposed E2 Environmental Conservation zone to align with the position of environmental zones on adjoining land, which together must form an appropriate biodiversity corridor for the area



DPIE confirmed 4 November 2021 that it is considered this condition has been satisfied and subsequently advised Council 25 November 2021 the Local and Regional Planning Division recommend proceeding with exhibition (refer to Annexure 01 G). In this correspondence DPIE have indicated:

Council and the proponent should continue discussions with BCD to ensure that the BCAR is finalised within a reasonable timeframe.

The draft BCAR has been attached to this Planning Proposal (Annexure 05 I) and in accordance with the *Biodiversity Conservation Act 2016*, will be subject to a separate 30 day (minimum) public exhibition process and finalised prior to any development occurring on the site.

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

**Bushfire**

The subject land is mapped as bushfire prone land. A draft bushfire report has been submitted with the planning proposal. RFS were consulted prior to public exhibition and do not object to this proposal subject to future development proposals being consistent with *Planning for Bushfire Protection 2019*

**Natural Resources**

No impact on agriculture or drinking water catchments. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and are to be further consulted in accordance with the Gateway Determination.

Agricultural land uses are permissible under the current land zoning, including extensive agriculture and horticulture. Active agricultural activities are not undertaken on the site. The site is not identified as strategic agricultural land and land use conflicts associated with adjoining residential development, as well as the extent of existing vegetation on the site would present a further barrier to the utilisation of the site for agricultural purposes.

**Indigenous and Non-Indigenous Cultural Heritage Items**

There are no items of non-indigenous heritage identified on the site. An Aboriginal Cultural Heritage Assessment (ACHA) has been provided in support of the application and indicates that there are no archaeological sites in the project area.

As no sites were identified during the survey and the identified disturbed landscape due to previous land uses, there are no impacts on the archaeological record. The exception to this is the southern bushland area that has been identified as a potential archaeological deposit (PAD) site. As it remains unknown if sites are present within the PAD at this stage, the impacts to the archaeological record in the southern bushland area remain unknown

The PAD area is within the land proposed to be zoned E2 Environmental Conservation so will be provided with the highest level of protection available under the Local Environmental Plan and will be required to be protected from the impacts of development on the adjacent land and any potential

ongoing impacts that could occur if issues such as drainage and soil erosion are not appropriately addressed.

Further consideration of Aboriginal Cultural Heritage will be undertaken with consultation with relevant authorities and organisations undertaken in accordance with the Gateway Determination.

### ***Contaminated Land and Acid Sulfate Soils***

A Phase 1 Contaminated Lands Assessment for the site has been undertaken by a suitably qualified geotechnical engineer to demonstrate compliance with the requirements of *SEPP No. 55 Remediation of Land*. The findings of this contamination assessment recommends that a detailed contamination assessment be undertaken with remedial actions, where necessary. It has been determined that if all "Areas of Concern" are addressed the land can be remediated to a suitable condition for residential use.

Part of the subject site is identified in Council's Acid Sulfate Soils Map. In the Preliminary Site Investigation by Douglas Partners provided with the application it is indicated that the site is located in an area mapped as having no known occurrence of acid sulfate soils (ASS). It is indicated that if ASS are found to be present, they can be effectively managed through investigation and a site-specific acid sulfate soil management plan.

### ***Flooding and Drainage***

Council's existing flood mapping does not extend to this site exemplified by the fact that the existing creek at the rear of the site is not identified on the existing flood maps. However Draft Flood Mapping for Lake Macquarie identifies that the limit of the Probable Maximum Flood (PMF) generally aligns with land proposed to be preserved under the E2 zoning with some potential minor flooding or potential pooling along the western boundary of the site.

Through consultation with the Office of Environment and Heritage the applicant has revised the proposed internal layout of the MHE to remove residential or other structures from the areas where the minor flooding may occur (refer to supporting documentation).

Standard conditions of development consent will ensure adequate site drainage and water quality controls are put in place.

### ***Mine Subsidence***

The site is located within a Mines Subsidence District. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and will be further consulted in accordance with the Gateway Determination.

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

### ***Social Issues***

It has been identified that the area is relatively under-serviced and involves a land use that is often preferred by and promoted to older people potentially resulting in a poor outcome for current and prospective residents if not properly managed.

The proposal is supported by a Social Impact Assessment which indicates that there is a high proportion of older persons and retirees in the area and envisages that this will continue to increase demand on specific support services.

Public opinion on MHE development is mixed as they are seen by some as a gated and exclusionary community however they are also identified as a land use that provides the opportunity for increased housing choice, including downsizing opportunities for retirees along with providing a feeling of security and generating social cohesion through the development of a local community and providing for the security of home ownership at what is generally a lower price point than detached single dwellings.

The proposed additional manufactured housing and low-density residential development will increase demand for local services. It should be noted that planned population growth as proposed is identified within the CCRP 2036 and the dGLMSP and will increase the viability of local services and centres.

The need for the development of the dGLMSP to address the shortfall of servicing in the area has been identified by Council. The dGLMSP envisages the development of this site and surrounding sites and provides for the development of the required service improvement for the area. The Northern Districts s.7.11 Contributions Plan is currently under review and the updated version of this plan will be applied to and levied against future development applications.

### *Economic Impacts*

It is likely that the proposal will have a positive economic impact through construction and ongoing employment and an increase in local spending.

## Section D – State and Commonwealth Interests

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

#### Traffic

It has been acknowledged that the intersection of Pacific Highway and Chain Valley Bay Road is already at capacity and requires a significant upgrade. The Roads and Maritime Services (RMS) will not support the creation of additional lots requiring access to this intersection until the intersection has been upgraded. There are several planning proposals concurrently being considered in this area and all parties are to contribute to the completion of the required works through agreement with Transport for NSW.

The proposal will require contribution to the improvement of local roads under the Northern Districts 7.11 Contribution Plan

#### Water

The site is connected to mains water supply. A review by Council's Water and Sewer Team indicates reasonable standard upgrades may be required to facilitate development of the site as proposed and the extent of works will not preclude the development of the site.

#### Sewer

The site is connected to a nearby sewer main and pumping station. A review by Council's Water and Sewer Team indicates reasonable standard upgrades may be required to facilitate development of the site as proposed and the extent of works will not preclude the development of the site.

#### Electricity and Gas

The site is connected to the power grid.

#### Internet/NBN

The site is identified as being connected to the National Broadband Network.

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

The following authorities and organisations were consulted following the Gateway Determination being issued. The responses in full are attached within the supporting documentation 03 Agency Consultation-Pre Public Exhibition and are summarised below. Comments were considered in the completion of the Planning Proposal for exhibition and all agencies and organisations will be further consulted during the public exhibition period and these comments and requirements considered in a report to Council following exhibition.

Agency	Response Summary	Comment
Darkinjung Local Aboriginal Land Council	- Nil	- 22/9/20 and follow up 20/10/2020. No response received. Will be further consulted during the public exhibition period.

Agency	Response Summary	Comment
Wannangini Pty Ltd (Guringai Tribal Link)	Requesting additional studies.	<ul style="list-style-type: none"> <li>- Relevant studies and guided information will be provided during the public exhibition period.</li> </ul>
Subsidence Advisory NSW	<p>Any future subdivision applications will be assessed utilising the framework outlined in SA NSW's Subdivision Policy.</p> <p>SA NSW do not have the authority to grant consent to underground coal mine operations or the potential proposed surface subsidence impact that these coal mine operators may cause. This function is carried out by the Division of Resources and Geoscience (DRG)</p>	<ul style="list-style-type: none"> <li>- In addition to consulting SA NSW, Geological Survey NSW were consulted and in turn Delta – owner of Coal lease relating to the site.</li> </ul> <p>Council received responses indicating no objection to the proposal.</p>
RFS	No objection subject to future development applications being in accordance with PBP 2019	Further consultation to be undertaken during public exhibition with the addition of the R2 residential component to be considered.
DPIE-Biodiversity and Conservation	<ol style="list-style-type: none"> <li>1. Biodiversity Conservation Division (BCD) is satisfied that the inconsistency with Section 9.1 (2.1) Environment Protection Zones is minor and can be justified.</li> <li>2. BCD recommends that further ecological surveys are conducted to inform the development footprint.</li> <li>3. BCD recommends that the development footprint is reduced to accommodate the masked owl breeding habitat in accordance with the owl specialist's recommendations.</li> <li>4. BCD recommends that the proposed E2 (Environmental</li> </ol>	<p>1 Noted</p> <p>2 to 4 and 6 – To be addressed though BCAR process. Refer to Section C7 above.</p> <p>5. Updated assessment against the revised SEPP (Koala Habitat Protection) 2021 has been completed (Annexure 01D).</p> <p>7. MHE Design modifications have been proposed to remove residential development from area potentially impacted by flooding. Refer to draft MHE layout (Annexure 05H).</p>

Agency	Response Summary	Comment
	<p>Conservation) zone is aligned with the E2 zone on adjacent properties.</p> <p>5. BCD recommends that an assessment under the new SEPP (Koala Habitat Protection) 2019 is now undertaken.</p> <p>6. BCD recommends that offsetting requirements are identified prior to public exhibition.</p> <p>7. BCD recommends that the RE2 (Private Recreation) zone boundary is adjusted so that it remains outside of the 1% flood extent identified in the Lake Macquarie Catchments Overland Flood Study</p>	
Transport for NSW-RMS	<p>The Planning Proposal notes that the Pacific Highway and Chain Valley Bay Road intersection is at capacity and requires upgrading prior to the release of any lot</p> <p>The Traffic Advice by Intersect Traffic, which assessed the cumulative impact of the known proposals within the catchment, recommends that a coordinated approach be undertaken to seek contributions from all developers within the catchment towards signalling the Pacific Highway and Chain Valley Bay Road intersection, noting that the intersection currently operates poorly. TfNSW supports this approach</p>	<p>The applicant is currently in discussions with RMS regarding a State Planning Agreement for the Pacific Highway / Chain Valley Bay intersection.</p> <p>The RMS have indicated that additional development in the locality will not be supported without the upgrade of this intersection.</p>

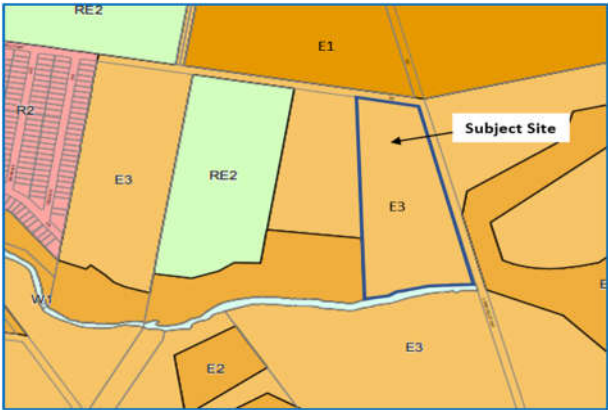
# Part 4 Mapping

Table 4: Existing and Proposed Provisions

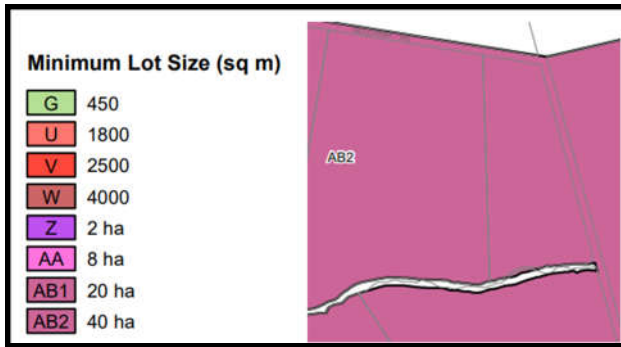
Map	Map Title
A.	Locality Plan
<b>Existing Provisions</b>	
B.	Land Zoning Map LZN_ 017
C.	Lot Size Map LSZ_017
<b>Proposed Provisions</b>	
D.	Land Zoning Map LZN_ 017
E.	Lot Size Map LSZ_017



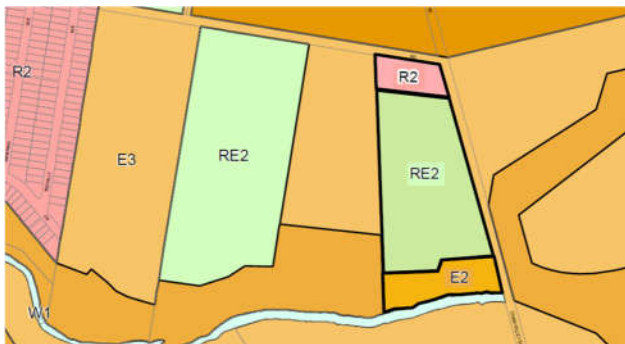
A Locality Plan



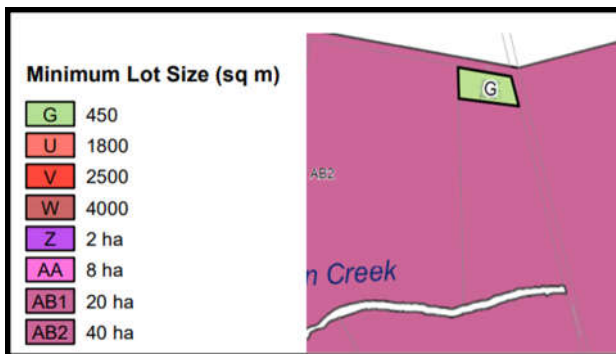
B Existing Land Use Zoning Map (Extract)



C Existing Minimum Lot Size Map (Extract)



D Proposed Land Use Zoning Map (Extract)



E Proposed Minimum Lot Size Map (Extract)



**Part 5 Community Consultation**

Relevant information relating to this Planning Proposal has been made available for community/agency consultation and undertaken in accordance with the Gateway Determination. Following the completion of the exhibition process a report will be prepared for the consideration of Council at an Ordinary Council Meeting.

## Part 6 Project Timeline

Table 5: Key Project Timeframes

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	42 days	6 May 2020	17 June 2020
Anticipated timeframe for the completion of required technical information	3 months	April 2021	June 2021
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	9 months	April 2021	December 2021
Commencement and completion dates for public exhibition	1 month	December 2021	January 2022
Dates for public hearing (if required)	N/A		
Timeframe for consideration of submissions	1 month	January 2022	January 2022
Timeframe for consideration of a proposal post exhibition	1 months	January 2022	February 2022
Date of submission to the Department to finalise LEP		February 2022	February 2022
Anticipated date RPA will make the plan (if delegated)	1 week	February 2021	February 2022
Anticipated date RPA will forward to the Department for notification	2 weeks	February 2022	February 2022

## Supporting Documentation

Table 6: Supporting Documentation to the Planning Proposal

No.	Document
<b>01 Assessment and Endorsement</b>	
A.	Council Report and Minutes – 27 April 2020
B.	Council Report and Minutes – February 2021
C.	Central Coast Regional Plan 2036 Assessment
D.	State Environmental Planning Policy Assessment
E.	Section 9.1 Ministerial Direction Assessment
F.	Community Strategic Plan Assessment
G.	Gateway Determinations and additional DPIE Correspondence
<b>02 Land Use Provisions</b>	
A.	Land Use Tables
<b>03 Agency Consultation- Pre Public Exhibition</b>	
A.	GSNSW (letter to applicant)
B.	Wannangini Pty Ltd (Guringai Tribal Link)
C.	Subsidence Advisory NSW
D.	Rural Fire Service
E.	DPIE-Biodiversity and Conservation
F.	Transport for NSW-RMS
<b>04 Mapping</b>	
<b>05 Supporting Studies and Supporting Documents</b>	
A.	Ecological Constraints Report
B.	Traffic Impact Assessment and Addendum
C.	Bushfire Assessment
D.	Preliminary Site Investigation
E.	Social Impact Assessment

No.	Document
F.	Aboriginal Cultural Heritage Assessment
G.	<a href="#">Draft Greater Lake Munmorah Structure Plan</a> (hyperlink only)
H.	Proposed Concept Plan and Applicant Briefing Note
I.	Draft BCAR
J.	Draft Development Control Plan

