



PLANNING PROPOSAL

**Proposed amendment to Central Coast Local Environmental Plan
2022**

207 – 209 WALLARAH ROAD, KANWAL, NSW, 2259
(LOT: 1223 DP1004170)

755 – 757 PACIFIC HIGHWAY, KANWAL, NSW, 2259
(LOT: 14 & 15 DP23235)

205 WALLARAH ROAD, KANWAL, NSW, 2259
(LOT: 1 DP518378)

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TABLE OF CONTENTS

FIGURES AND TABLES	3
SUPPORTING DOCUMENTATION	4
BACKGROUND.....	6
PART 1 – Objectives and intended outcomes	14
PART 2 – Explanation of provisions	14
PART 3 – Justification.....	15
Section A – Need for the planning proposal.....	15
Section B – Relationship to strategic planning framework.....	16
Section C – Environmental, social, and economic impact	35
Section D – State and Commonwealth interests	37
PART 4 – Mapping.....	37
PART 5 – Community consultation.....	39
PART 6 – Project timeline	39

FIGURES AND TABLES

Figure 1: Proposed development site (PTW Architects, 2023)	8
Figure 2: Land use zones of the site and surrounds (NSW eSpatial Viewer, 2023).....	8
Figure 3: Proposed Site Plan (PTW Architects, 2023)	9
Figure 4 - Level 00 Floor Plan (PTW Architects, 2023)	10
Figure 5 - Level 01 Floor Plan (PTW Architects, 2023)	11
Figure 6 - Level 02 Floor Plan (PTW Architects, 2023)	12
Figure 7: Southern and western elevations (PTW Architects, 2023)	13
Figure 8 - Site location at the major intersection of two key transit routes (CCRP 2041)	18
Figure 9 - Heatmap showing the subject site identified with higher dwelling capacity (Draft CCLHS).....	27
Figure 10 - Proposed land zoning map (Vivacity, 2023).....	38
Figure 11 - Indicative Building Height Map (PTW Architects, 2023)	38
Table 1: Relevant Objectives and Planning Priorities from the Central Coast Regional Plan	19
Table 2: Assessment of the Central Coast Local Strategic Planning Statement.....	23
Table 3: State Environmental Planning Policy Assessment	29
Table 4: Relevant Ministerial Directions	32

SUPPORTING DOCUMENTATION

The following documents have been prepared to support this Planning Proposal and are provided under a separate cover:

Appendix	Document	Prepared by	Reference
1	State-assessed planning proposal nomination letter	Department of Planning and Environment	14 Jul 23
2	Urban Design Report	PTW Architects	14 Sep 23
3	Landscape Masterplan	Site Image	14 Sep 23
4	Economic Need and Impact Assessment	Think Economics	Version 1.1 (7 Sep 23)
5	Aboriginal Cultural Heritage Archaeological Assessment	McCardle Heritage	21 Aug 23
6	Traffic Assessment	Transport Planning Partnership	Ref: 22311 Version V02 (11 Sep 23)
7	Servicing and Stormwater Assessment	Northrop	NL221828-00 Rev: A (17 Aug 23)
8	Bushfire Assessment Report	Bushfire Planning Australia	Ref: 2213 Kanwal SBS Version 3 (17 Aug 23)
9	Flood Advice	BMT WBM	Ref:L.002949.001.01_OasisKanwal (4 Sep 23)
10	Biodiversity Assessment Report	AEP	Rev: 0 Ref: 2642.01 (17 Aug 23)
11	Preliminary Contamination Assessment	Douglas Partners	Ref: 217334.02 (Aug 23)
12	Community and Social Needs Assessment	AAP	14 Sep 23
13	Affordable Housing Statement of Intent	Vivacity	7 Sep 23
14	Existing Residents Statement of Intent	Vivacity	11 Sep 23
15	Infrastructure Statement	Vivacity	17 Aug 23

FILE NUMBERS

Department of Planning Infrastructure and Environment:

To be provided following lodgement.

SUMMARY

Subject Land

Lot: 1223 DP1004170

Lot: 14 & 15 DP23235

Lot: 1 DP518378

207 – 209 Wallarah Road, Kanwal, NSW 2259

755 – 757 Pacific Highway, Kanwal, NSW 2259

205 Wallarah Road, Kanwal, NSW, 2259

Size of Site:

53,910m²

Proponent:

Land Lease SPV as trustee for Oasis Unit Trust

Proposed Changes:

- Amend land use zone to split zoning consisting of both E1 – Local Centre and R1 – General Residential and seek Schedule 1 Additional Permitted Use (APU) to the R1 zone for Commercial/Retail use and APU in E1 zone for Residential Flat Building **(FIGURE 11)**.
- Amend the LEP Height of Building Map from 12m to a maximum building height of 55m
 - Amend the LEP Floor Space Ratio to 1.7:1
 - Introduce an affordable housing clause
 - Amend Part 6 Additional Local Provisions to include a site-specific provisions – Special Provisions Map.

Proposed Yield:

Approximately 800 units

Residential 83,778m² GFA

Commercial 5,956m² GFA

BACKGROUND

The State-assessed planning pathway provides the opportunity for the Department of Planning and Environment (DPE) to strategically assess candidate sites and determine an appropriate rezoning pathway that can then be prioritised against available funding, resulting in a streamlined planning approval process which is managed effectively and efficiently.

The proposed development discussed throughout this Planning Proposal was submitted to DPE for consideration as a State-assessed planning project and identified as a successful nomination as per **APPENDIX 1**. Due to the successful nomination, it is understood that DPE identifies the site as maintaining strategic merit which is supported by the assessment included within this Planning Proposal and summarised below:

- The site is the largest remaining consolidated / large site within the area.
- The site is in a central location proximate to services, centres, and employment zones, which enables creation of a 15-minute neighbourhood as envisioned by the Central Coast Regional Plan 2041 (CCRP).
- The site is located at the major intersection of two key transit routes as identified in **FIGURE 8**.
- Services are well located to the site, including water, sewer, stormwater, electrical, telecommunications and road infrastructure.
- Development of the site as proposed will enable better integration with and expansion of the Kanwal Village commercial area, Wyong Leagues Club and surrounding residential and mixed-use area. This supports density within an established area which is a directive provided by the CCRP.
- Minimal land use constraints are located over the site (i.e., flooding, bushfire, or otherwise), noting that mapped layers are located to the rear of the site primarily as buffers from the adjoining site to the north.
- The rezoning of the site meets the local demand for residential and commercial land located around the establishing areas of Kanwal and immediate adjoining suburbs. This in turn decreases the pressure on prime environmental, agricultural, or otherwise constrained land located further away from local centres for rezoning and subdivision.

The intent of this Planning Proposal is to give effect to the *Local Environmental Plan Making Guideline December 2021*, to address the environmental, social, economic and site-specific considerations associated with the proposed development.

Following completion of the Planning Proposal process, it is intended to prepare a Development Application (DA) for submission to DPE for assessment via the State Significant Development (SSD) Pathway, given 15% of the apartments will be used for affordable rental housing within the development. Any future SSD assessment pathway, will also require a Capital Investment Value (CIV) of \$75 million.

The site is located at 205 Wallarah Road, Kanwal, NSW, 2259 (Lot: 1 DP518378), 207 – 209 Wallarah Road, Kanwal, NSW 229 (Lot: 1223 DP1004170), and 755 – 757 Pacific Highway, Kanwal, NSW 2259 (Lot: 14 & 15 DP23235) known as **'the site'** for the purpose of this

Planning Proposal (**FIGURE 1**). The site has a total area of approximately 53,910m². The site is in Kanwal, within the Central Coast Local Government Area (LGA).

The site is located on the northern side of Wallarah Road, with formal vehicular and pedestrian access from this road and currently comprises an existing caravan park with a mix of long-term and short-term sites and community facilities known as the 'Oasis Caravan Park'. The caravan park has been in operation for many decades (as early as the 1960's), with the latest approval to operate issued 18 February 2020 (as amended 8 March 2021).

The site is adjoined by the following (**FIGURE 2**):

- **North:** C3 and RE1 zoned land, comprising dense vegetation
- **East:** RE2 zoned land, comprising the Wyong Leagues Club and rugby fields
- **West:** R2 zoned land comprising low and medium density housing and commercial businesses
- **South:** Wallarah Road, R1 zoned land comprising service station and dwelling(s) (directly fronting the site), an Anglican Church, the Lakefields Community Centre and E1 zoned land comprising the Kanwal Village Shopping Centre on the opposite side of Kanwal Road. Beyond those immediate uses comprises general housing and public open space to the south.

The site is currently zoned R1 – General Residential (Lot: 1223) and R2 – Low Density Residential (Lot: 14 & 15). Residential flat buildings are permitted with consent. The intention of the Planning Proposal is to enable intensified urban and commercial development, including high-density residential development, and supporting commercial uses including a supermarket and medical centre on the lower levels of the building(s) central to the site as shown in **FIGURE 3-6**, and contained in **APPENDIX 2**.



Figure 1: Proposed development site (PTW Architects, 2023)



Figure 2: Land use zones of the site and surrounds (NSW eSpatial Viewer, 2023)



Figure 3: Proposed Site Plan (PTW Architects, 2023)



Figure 4 - Level 00 Floor Plan (PTW Architects, 2023)



Figure 5 - Level 01 Floor Plan (PTW Architects, 2023)

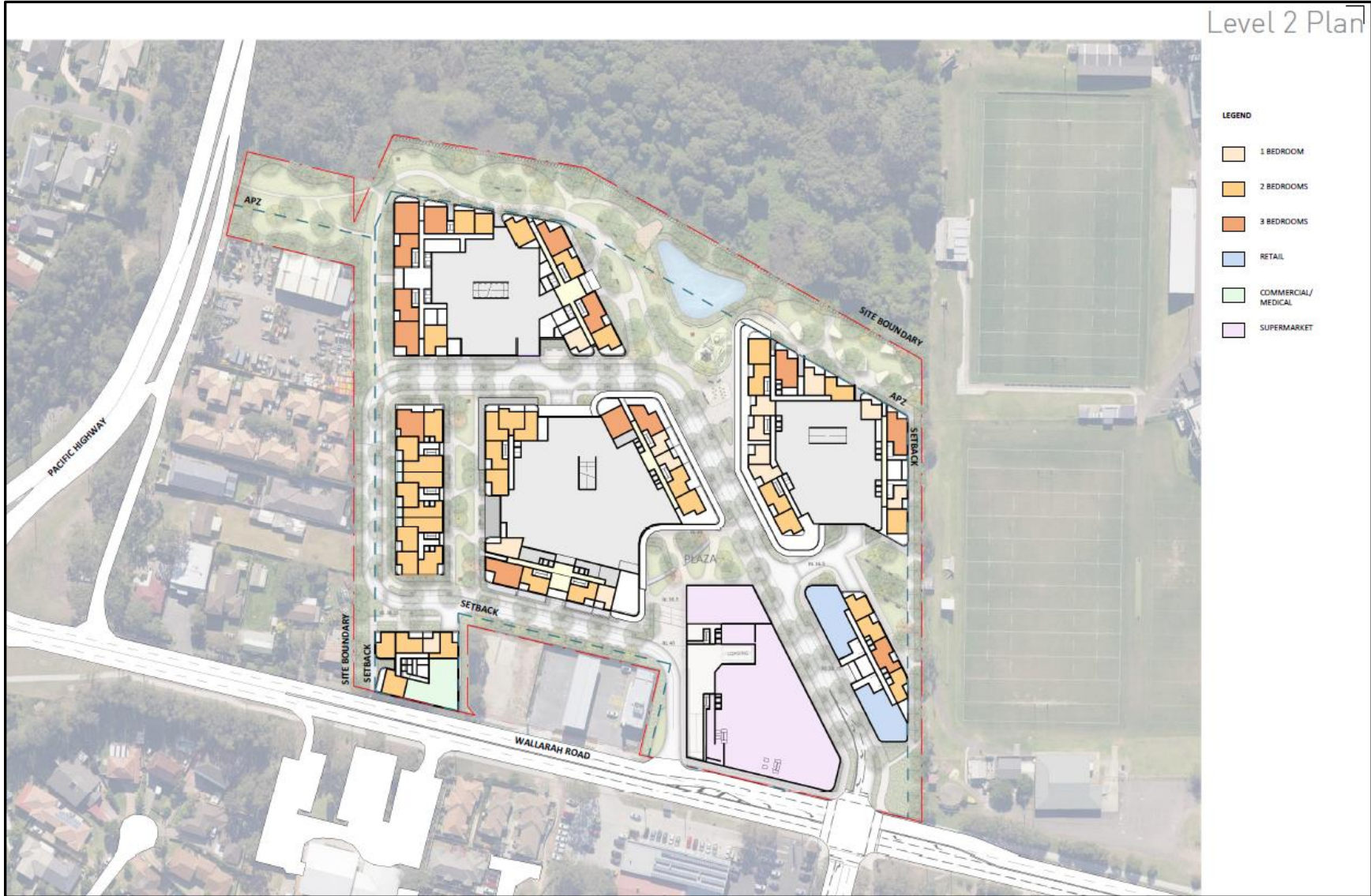


Figure 6 - Level 02 Floor Plan (PTW Architects, 2023)

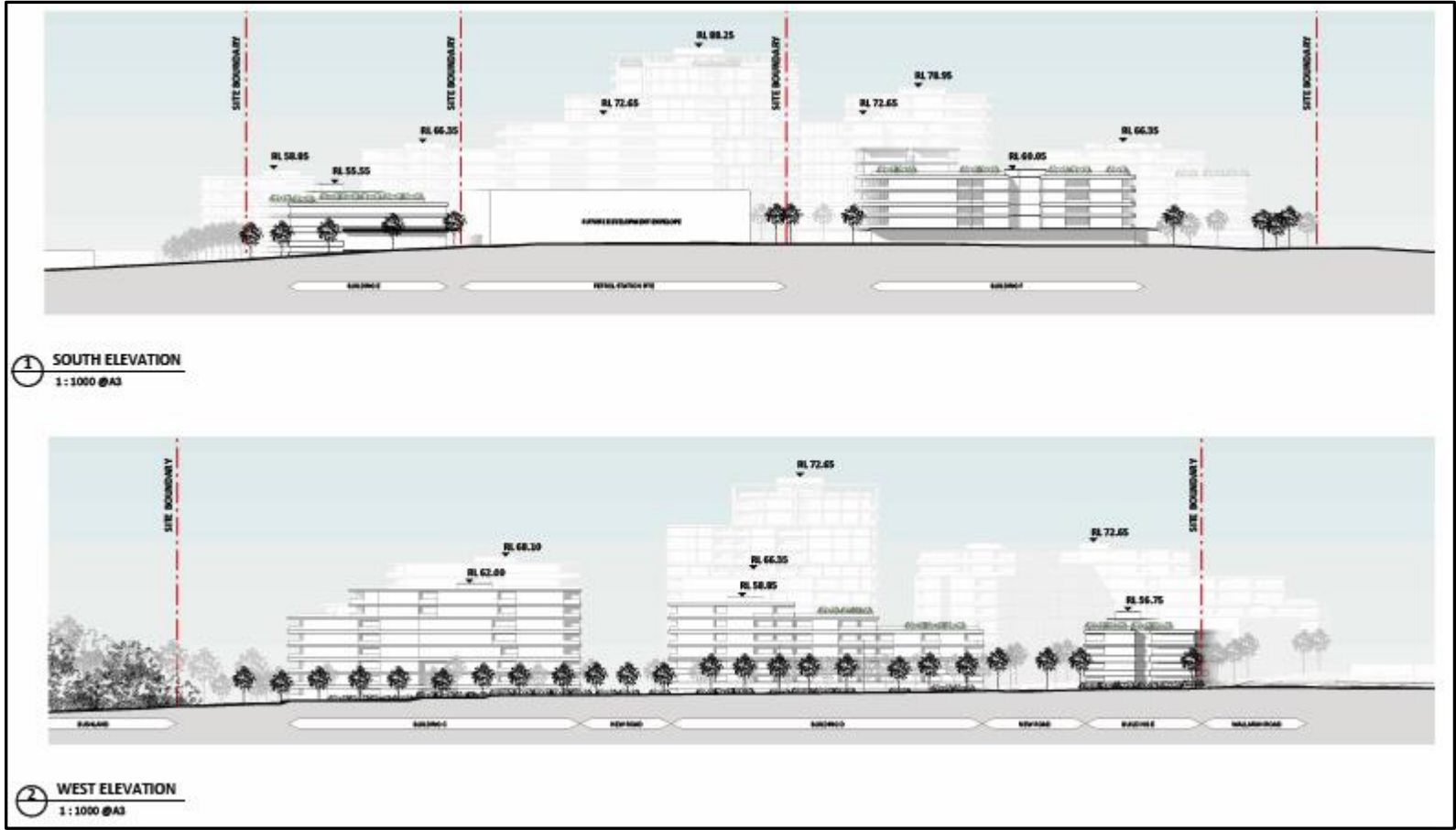


Figure 7: Southern and western elevations (PTW Architects, 2023)

PART 1 – Objectives and intended outcomes

Objectives

The objective of the Planning Proposal is to enable intensified urban and commercial development, including high-density residential development (approximately 800 residential units), supporting retail / commercial uses including a supermarket, cafes, shops and medical centre on the lower levels of the building(s) central to the site, and provision of new publicly accessible open space.

Intended Outcomes

- To meet local demand for residential and commercial land located around the establishing areas of Kanwal and immediate adjoining suburbs. Decreasing the pressure on prime environmental, agricultural, or otherwise constrained land located further away from local centres for rezoning and subdivision.
- To provide development which is in a central location proximate to services, centres, and employment zones, which enables creation of a 15-minute neighbourhood as envisioned by the Central Coast Regional Plan 2041 (CCRP).
- To provide development where services are well located in proximity to the site, including water, sewer, stormwater, electrical, telecommunications and road infrastructure.
- To enable better integration with and expansion of the Kanwal Village commercial area, Wyong Leagues Club and surrounding residential and mixed-use area. Supporting density within an established area which is a directive provided by the CCRP.

PART 2 – Explanation of provisions

The intended outcome can be achieved by the following amendments to the Central Coast Local Environmental Plan 2022 (LEP):

- Amend land use zone to split zoning consisting of both E1 – Local Centre and R1 – General Residential and seek Schedule 1 Additional Permitted Use (APU) to the R1 zone for Commercial/Retail use and APU in E1 zone for Residential Flat Building.
- Amend the LEP Height of Building Map from 12m to a maximum building height of 55m.
- Amend the LEP Floor Space Ratio to 1.7:1
- Introduce an affordable housing clause
- Amend Part 6 Additional Local Provisions to include a site-specific provisions – Special Provisions Map.

The proposed amended LEP maps are provided below at **FIGURE 10 and 11**.

PART 3 – Justification

Section A – Need for the planning proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No. The proposal is not considered to be a result of any strategic study or report. However, an assessment of the proposed development against the State Infrastructure Strategy 2022 (SIS) Central Coast Regional Plan 2041 (CCRP), Central Coast Council Local Strategic Planning Statement, Draft Central Coast Local Housing Strategy and Draft Greater Warnervale Structure Plan demonstrates that strategic merit can be justified in this instance.

Specifically, Planning Priority 4 of the CCRP notes that development should be focused on sites adjacent to ‘key transit corridors’ and will be considered for high density development. The proposed site was identified as containing strategic merit during discussions with the Department of Planning and the Environment (DPE), due to its location at a major intersection between two key transit corridors (**FIGURE 8**).

Additionally, the development is consistent with objectives and recommendations set out in Section 4 - Service growing communities of the SIS, which focuses on a state-wide plan for ongoing population growth and access to housing to create flourishing communities. Adherence to this document is discussed further throughout this planning proposal.

Overall, it is considered the site is classed as ‘low risk’ noting that it isn’t currently identified in any endorsed strategy, however, it is suggested that the site meets the performance outcomes and maintains strategic merit for the following reasons:

- The site is the largest remaining consolidated / large site within the area.
- The site is in a central location proximate to services, centres, and employment zones, which enables creation of a 15-minute neighbourhood as envisioned by the Central Coast Regional Plan 2041 (CCRP).
- The site is located at the major intersection of two key transit routes as identified in **FIGURE 8**.
- Services are well located to the site, including water, sewer, stormwater, electrical, telecommunications and road infrastructure.
- Development of the site as proposed will enable better integration with and expansion of the village area, Wyong Leagues Club and surrounding residential and mixed-use area. This supports density within an established area which is a directive provided by the CCRP.
- Minimal land use constraints are located over the site (i.e., flooding, bushfire, or otherwise), noting that mapped layers are located to the rear of the site primarily as buffers from the adjoining site to the north.

Further assessment of the strategic merit of the proposal is undertaken in Section B below.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The planning proposal is the most effective way to achieve the intended outcomes

outlined in this document. This planning proposal has identified the most effective way to achieve the intended outcomes as follows:

- Amend land use zone to split zoning consisting of both E1 – Local Centre and R1 – General Residential and seek Schedule 1 Additional Permitted Use (APU) to the R1 zone for Commercial/Retail use and APU in E1 zone for Residential Flat Building.

In addition to the variation to land use zoning proposed, a variation is also requested to increase the maximum building height to 55m, and to amend the floor space ratio to 1.7:1. The site is located at the major intersection of two key transit routes, as depicted in **FIGURE 8**. These variations are consistent with the objectives of the Central Coast Regional Plan 2041, the Central Coast Local Strategic Planning Statement and the draft Central Coast Local Housing Strategy to increase housing density through infill development.

Section B – Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the Central Coast Regional Plan (including any exhibited draft plans or strategies)?

a. Central Coast Regional Plan 2041

Yes. The Central Coast Regional Plan 2041 (the Plan) was published in October 2022. The Plan states that it will guide the NSW Government’s land use planning policies and decisions over the next 20 years for the Central Coast LGA. The site is located within the Central Coast LGA, identified as part of the ‘Central Lakes District’ (see p. 82). The Plan recognises that infrastructure must be available first and foremost, prior to the intensification of land uses. To ensure proper land use and infrastructure planning, Council may request the preparation of a ‘Place Plan’ (currently optional), triggered by:

- a) > 2,000 dwellings
- b) Complex or Principal LEPs
- c) Proponent led / outside of local strategy
- d) Already zoned land.

Overall, it is considered the site is classed as ‘low risk’ noting that it isn’t currently identified in any endorsed strategy, however, it is argued that the site meets the performance outcomes and maintains strategic merit for the following reasons:

- The site is the largest remaining consolidated / large site within the area.
- The site is in a central location proximate to services, centres, and employment zones, which enables creation of a 15-minute neighbourhood as envisioned by the Central Coast Regional Plan 2041 (CCRP).
- The site is located at the major intersection of two key transit routes as identified in **FIGURE 8**.
- Services are well located to the site, including water, sewer, stormwater, electrical, telecommunications and road infrastructure.
- Development of the site as proposed will enable better integration with and expansion of the village area, Wyong Leagues Club and surrounding residential and mixed-use

area. This supports density within an established area which is a directive provided by the CCRP.

- Minimal land use constraints are located over the site (i.e., flooding, bushfire, or otherwise), noting that mapped layers are located to the rear of the site primarily as buffers from the adjoining site to the north.

Action 3.3 of the CCRP (p.23) is to establish the Northern and Southern Growth Corridors as key locations for economic development, residential growth and investment in health, education, research, knowledge-based industries, professional services, sport and leisure, agribusiness, food manufacturing, high-tech manufacturing, and clean technologies. Action 20.1 of the CCRP (p. 46) is to improve housing choice by supporting housing delivery in and near the growth corridors and local centres. The site is located between each Growth Corridor, and directly to the east of the Northern Growth Corridor on the intersection of two key north south and east west transit routes, thus directly responds to and achieves the intentions of the Plan.

The proposal supports density in an established area, is within proximity to centre(s) and provides additional services for residents (expansion of existing village centre), as further detailed below.

TABLE 1 provides a response regarding the proposal's compliance with the objectives and planning priorities of the Plan.

Within Part 3 of the Plan, the Central Lakes District is identified as a priority district planning and growth area, on the edge of the Warnervale Strategic Growth Area (p.94). The focus of this part is in supporting major urban growth opportunities and the integration of the region with Greater Newcastle. This will be achieved by:

- accelerating the number of homes and jobs in identified precincts
- planning for alternative land uses at former power station sites
- retrofitting suburban areas to enhance quality of life
- enhancing the blue and green grid
- promoting sustainable use of mineral and energy resources
- planning for the Morisset and Warnervale regionally significant growth areas

Additionally, Planning Priority 4 of the CCRP notes that development should be focused on sites adjacent to 'key transit corridors' and will be considered for high density development. The proposed site was identified as containing strategic merit during discussions with the Department of Planning and the Environment (DPE), due to its location at a major intersection between two key transit corridors (**FIGURE 8**).

It is considered that there is merit for further intensification of the site when taking the above into consideration.

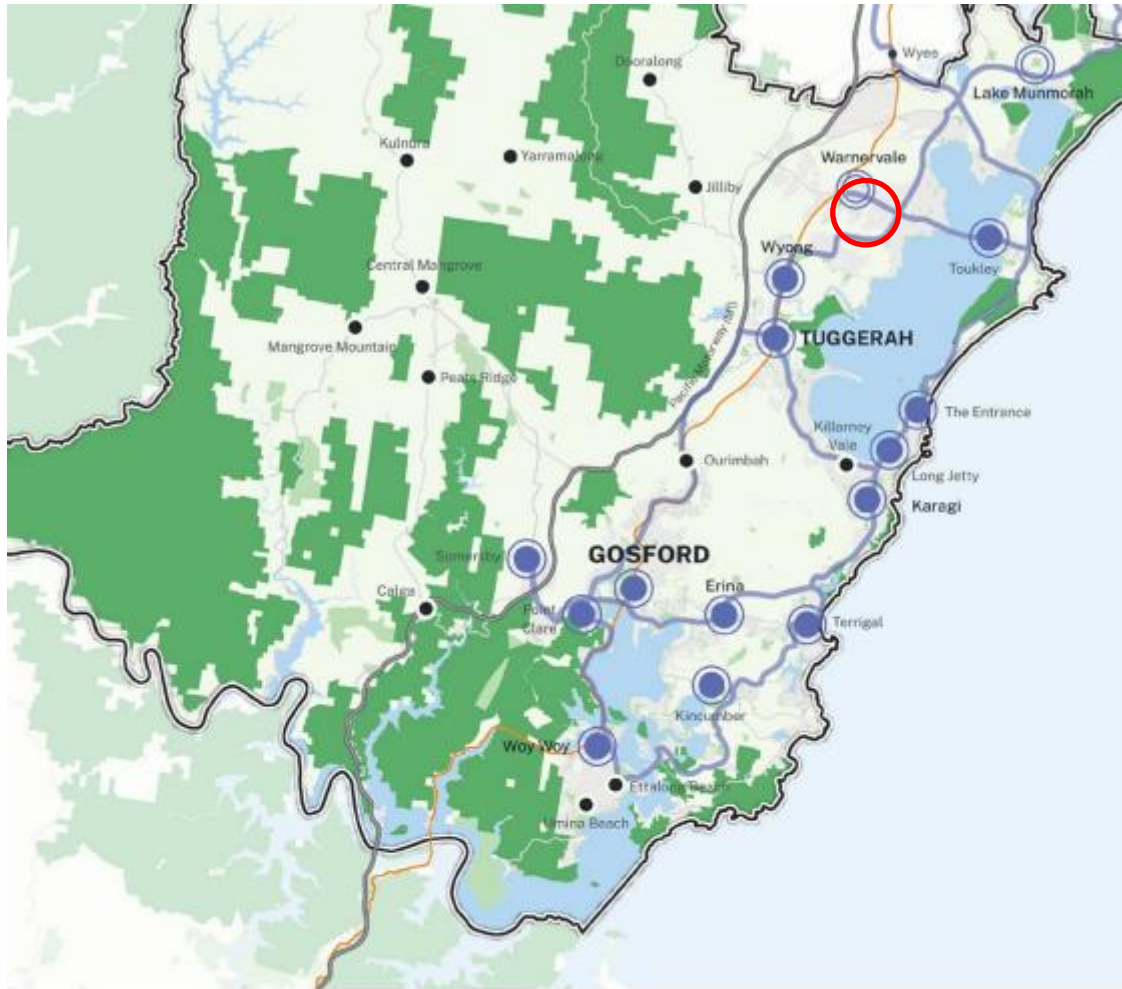


Figure 4: Key transit corridors



Figure 8 - Site location at the major intersection of two key transit routes (CCRP 2041)

Table 1: Relevant Objectives and Planning Priorities from the Central Coast Regional Plan

No	Objective	Response
1	A prosperous Central Coast with more jobs close to home	<p>This objective primarily relates to employment areas (p. 22). However, it is considered that the proposal meets this objective by providing integrated housing, job creation through construction and through the creation of additional commercial land which will be developed with a supermarket and other retail facilities. The commercial area provides a logical extension of 'Kanwal Village' on the opposite side of Wallarah Road, to service the neighbourhood on the northern side of Wallarah Road which is currently separated from the Village by traffic barriers and median strips. The site is within a key central location, within proximity to hospital, centres, and industrial area to the north. The development is not anticipated to result in land use conflicts. Rather, it maximises the use of the land to improve the liveability for local residents.</p>
3	Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities	<p>The proposal is consistent and satisfies all performance outcomes 1-7 in relation to the provision of 15-minute neighbourhoods. The proposal provides integrated development with dwellings above commercial development comprising services and jobs, whilst also being within walking distance of established commercial village. The site is also within walking distance of the Leagues Club located adjoining the site to the east and to parks and open space (noting additional open space is proposed as part of this development).</p> <p>While some areas within the Central Coast do not possess the qualities needed to support 15-minute neighbourhoods, opportunities to invest in these neighbourhoods over the 20-year life of the plan will realise the right growth, community, resilience, and equity outcomes. The site provides an excellent opportunity to create an integrated development, positioned within walking distance to the existing Kanwal Village and less than 15 minutes from several major local centres (Wyang, Lake Haven, Warnervale, Wyong Hospital). The travel time to major locations, centres and facilities include:</p> <ul style="list-style-type: none"> • Directly opposite and within walking distance to the existing council community

		<p>centre and childcare</p> <ul style="list-style-type: none"> • 5 min drive to Wyong Hospital • 5 min drive to Budgewoi and Tuggerah Lake • 10 min drive to Toukley • 4 min drive to Lake Haven Centre • 5 min drive to Wadalba Growth Centre • 7 min drive to future Warnervale Employment Area and Northern Growth Corridor • 9 min drive to Warnervale Airport.
4	An interconnected Central Coast without car-dependent communities	<p>Upgraded bus stops and improved road infrastructure are proposed to improve local public transport, to address the performance requirements 1 – 2 (p. 39). Preliminary discussions with TfNSW have been held, and a detailed assessment has been undertaken in APPENDIX 6.</p> <p>The site is also located at the major intersection of two key transit routes as identified in FIGURE 8.</p>
5	Plan for 'nimble neighbourhoods', diverse housing and sequenced development	<p>In relation to 'Nimble Neighbourhoods' (p. 48, Strategy 5.1), the plan is to provide for most new dwellings within existing areas. There are plans to revitalise Wyong and Gosford, and other centres, however it is suggested that these centres (particularly Wyong) are quite fragmented and have constraints such as heritage which will delay densification. Also, market forces don't currently support developers to acquire and consolidate smaller parcels into larger sites as the planning controls for height and FSR do not exist, and the planning for these areas will likely take some time to be progressed by Council. The proposal provides the opportunity to provide housing in the short to medium term to provide a catalyst for further growth, and unlock supply.</p> <p>Based on population projection, it is identified that the Central Lakes District requires 60% infill housing and 40% greenfield housing. There are very limited opportunities to create integrated, diverse housing of this kind and density. The site is a 'general urban'</p>

		site, allowing for 50 dwellings per ha, unless within 800 m of strategic centres and public transport corridors, which should achieve minimum 75 dwellings per ha. A higher density is proposed, providing an opportunity to deliver housing supply to the market faster. The existing centre (including services and transport) can support this level of intensification.
6	Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments	The proposal will include significant public open space which includes planting opportunities for trees. The site maintains no heritage values, and existing vegetation is of low-quality regrowth which will be replaced by new vegetation as part of the development. Approximately 320 new trees will be planted as part of the development.
7	Reach net zero and increase resilience and sustainable infrastructure	The proposal will incorporate efficiency measures such as solar and water harvesting. Only a very minor portion of the site is identified as bushfire and flood affected (to the rear, primarily capturing the existing vegetation located on the adjoining site). The remainder of the site is clear of constraints and is serviced by existing infrastructure, making it an excellent opportunity for intensified development.
8	Plan for businesses and services at the heart of healthy, prosperous, and innovative communities	<p>Planning and design of the site supports the existing village centre whilst also demonstrating the logical expansion of this area. Additional customers from the increased population will support the existing village centre.</p> <p>The development will provide rental and affordable housing for new workers which will support the growth of existing employment areas, and the establishment of new employment areas within Warnervale.</p> <p>Through provision of additional commercial floor space, the development can provide potential uses to support the Wyong Hospital including medical centres and consulting rooms.</p>
No	Central Lakes District Planning Priority	Response
3	Retrofit suburban areas to enhance quality of life	The proposal will provide for infill development, providing diverse housing options to enhance the quality of life for residents. The commercial uses proposed as part of the development will assist in creating more complete communities, with sustainable transport methods such as walking or cycling. The inclusion of affordable housing

		<p>creates an opportunity to provide key worker housing for health and emergency workers, as well as workers for nearby employment areas, noting that local businesses are facing challenges in recruiting and retaining staff due to the high cost of rent, lack of available rental housing and long commutes from population centres. The provision of well designed open spaces such as a playground and public plaza, as well as the creation of activity centres will encourage retail within the site.</p>
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Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Central Coast Local Strategic Planning Statement 2020

The Local Strategic Planning Statement 2020 (LSPS) is a document framed to guide how the Central Coast will respond to future population growth challenges in a manner that benefits our existing residents. It responds to the goals and directions of the NSW State Government’s Central Coast Regional Plan 2041, and the Central Coast Council Community Strategic Plan. The LSPS provides a projection of 41,500 more dwellings by 2036 to house 75,500 more people by 2036 (p.23).

The planning proposal will give effect to Part C Strategic Framework through the inclusion of high-density housing through infill development that maximises on existing infrastructure and promotes diverse housing options for the community. The proposal will increase the supply of residential housing and provide housing diversity in housing through the option of one, two and three-bedroom apartments. Additionally, 15% of the apartments will be allocated for affordable housing.

The planning proposal is also consistent with Part D Direction for Sustainable Growth through its compliance with the strategies proposed, as demonstrated in **TABLE 2**.

Table 2: Assessment of the Central Coast Local Strategic Planning Statement

Criteria Summary	Response
Part C Strategic Framework	
One Direction for Growth	
Growing within our existing and future planned infrastructure and services capacity will support the Region’s sustainable growth over the long term	The proposed development supports the Region’s sustainable growth by aligning with existing and future infrastructure and services. It ensures efficient resource utilisation, minimises environmental impact, and avoids straining essential services, promoting balanced and well-managed expansion for the long term.
Pillars of Planning	
The planning pillars of Place, Environment, Lifestyle and Infrastructure will be the vehicle through which we will align the communities’ goals and aspirations outlined in the Community Strategic Plan with our long-term strategic planning vision.	The proposed development adheres to the planning pillars of Place, Environment, Lifestyle, and Infrastructure, serving as the vehicle to align the community’s goals and aspirations outlined in the Community Strategic Plan with our long-term strategic planning vision. The development achieves these goals by creating a vibrant urban centre that improves the visual impact of the site. The balanced integration of residential and commercial areas fosters a thriving and community-focused environment for families, businesses, and neighbourhoods to flourish together. The development will contribute positively to the community’s identity and enhance

	<p>the surrounding landscape. In terms of Lifestyle, the development will offer residents a high-quality living experience, providing amenities and facilities that cater to their needs. The development complements existing Infrastructure, ensuring smooth integration with transportation networks, utilities, and essential services, thus fostering a cohesive and thriving community.</p>
Urban Management Strategies	
<p>01 Revitalise our Centres Seeks to bring activity and life into our existing centres.</p>	<p>The proposed development aims to inject activity and vibrancy into the existing centres. By reinvigorating these spaces with new amenities, commercial opportunities, and recreational areas, the development seeks to attract more people and businesses. The plan includes modernising infrastructure, enhancing public spaces, and promoting mixed-use developments, creating a lively and dynamic atmosphere. The proposed development involves the conversion of a privately owned site to the provision of public open space for the use and enjoyment of the broader communities, including a new playground, public plaza, passive recreation areas and active retail uses.</p> <p>Through careful urban planning, the project strives to make the centres more appealing, drawing residents and visitors alike to gather, socialise, and contribute to a thriving local economy. It seeks to breathe new life into the locality, transforming it into a vibrant hub that caters to the diverse needs of the community.</p> <p>The proposal incorporates a supermarket, medical facilities, commercial offices, and retail spaces, enhancing the proposed development's social and economic impact. It ensures convenient access to essential amenities, promotes community interaction, creates job opportunities, and supports local businesses, contributing to a thriving and vibrant living environment.</p> <p>The existing caravan park has reached the end of its operational life, and the proposed development seeks to bring activity and life into the existing centre.</p>
<p>02 Renew the Urban Form Will improve the living environment for new and existing communities.</p>	<p>The proposed development aims to improve the living environment for new and existing communities. It involves revitalising urban spaces, provision of new public open green space, upgrades to existing infrastructure and facilities, and promotes sustainable practices. By doing so, the project aims to create a more liveable and attractive cityscape that fosters a strong sense of belonging for both current and future generations of residents.</p>
<p>03 Define the Urban Edge Will define where</p>	<p>The proposed development is contained within an existing residential area, ensuring that the development does not encroach on the urban edge boundary.</p>

urban development should stop and environmental protection starts.	
<p>04 Create a Sustainable Region</p> <p>A Sustainable Planning perspective embraces and thrives with change.</p>	<p>The development fosters a sustainable region that embraces change through urban sustainability, biodiversity preservation, sustainable housing, and economic growth. Efficient land use and mixed-use developments reduce commuting, while green spaces support biodiversity. The development leverages existing infrastructure and services which reduces land clearing and inefficient development on the urban fringe. The region attracts investment, creates job opportunities, and promotes a resilient economy. This holistic approach enables the community to thrive.</p>
Part D Direction for Sustainable Growth	
Centres and Corridors	
<p>01 Gear development to our infrastructure capacity</p> <p>02 Prioritise sustainable growth in existing centres</p> <p>03 Renew our Centres as places for people</p>	<p>The proposed development site resides on the fringe of the Warnervale growth corridor and at the major intersection of two key transit routes. The location has been chosen for its suitability for revitalisation and high-density housing that leverages existing infrastructure.</p> <p>The development will utilise and upgrade existing services and prioritises sustainable expansion in existing centres. With consideration to the region's resources, it ensures that the community's needs for transportation, utilities, and public services are efficiently met.</p>
Housing	
<p>01 Provide well designed housing with high standards of sustainability features</p> <p>02 Meet diverse housing needs of the community</p> <p>03 Plan for future urban releases</p>	<p>The proposed development aims to provide housing density and built form that maximises amenity and functionality on the fringe of the Warnervale Urban Release Area. By offering a diverse selection of one, two, and three-bedroom units, the development caters to a wide range of individual preferences and optimises space utilisation. The proposed development will also provide 15% of the apartments as affordable rental housing.</p> <p>The development will support a mixed-use function that fosters vibrant and dynamic communities. The inclusion of quality housing located above ground floor commercial uses creates a seamless integration of living and working spaces, enhancing convenience and accessibility for residents. This mixed-use approach not only promotes a sense of urban vitality but also reduces the need for extensive commuting, contributing to a more sustainable and socially connected neighbourhood.</p>
Environment	
01 Create sustainable and resilient communities.	The mixed-use function of the development fosters sustainable and resilient communities, through the incorporation of

	commercial uses integrated into residential development. Onsite access to essential services, such as a supermarket, medical services and retail outlets, reduces the transport burdens on the greater community, and improves liveability factors for residents. This mixed-use approach not only promotes a sense of urban vitality but also reduces the need for extensive commuting, contributing to a more sustainable and socially connected neighbourhood.
Open Space	
03 Support neighbourhood parks accessible to local communities within walking distance and larger recreational multi-use open space destinations.	The development incorporates public open spaces at ground level. The site has a hierarchy of open space, private open space to individual dwellings, communal open spaces on the podium with high quality facilities, and public open space for use of both future and existing residents of the locality. The project fosters a sense of connection and enhances the overall quality of life for residents. The public open spaces serve as gathering points, promoting social interaction and recreational activities. They offer a tranquil escape from urban bustle, providing opportunities for relaxation, exercise, and community events. Moreover, the proximity of these spaces to the residential units encourages residents to lead active and healthy lifestyles, promoting wellbeing and a sense of belonging.

Draft Central Coast Local Housing Strategy

Central Coast Council is developing a Local Housing Strategy (CCLHS) to understand the state of housing on the Central Coast, the types of housing that are needed now and into the future and potential barriers to meeting those needs.

The LHS is an action emerging from the Central Coast Local Strategic Planning Statement (LSPS) which establishes land use planning priorities for the next 20 years (to 2041). A draft LHS was available for public exhibition from 15 March 2023 – 26 April 2023. It is not known when the strategy will be formally published.

The draft LHS includes strategies for providing higher densities, and diversity of housing choices, efficient use of existing infrastructure and services, and connecting local jobs to housing. The strategy has a focus on the take up of additional densities and activity within centres which have existing zoning capacity with connections to transport. High level heat mapping within the document indicates that Kanwal has capacity for greater densities **(FIGURE 9)**.

The intent of the planning proposal meets the objectives of the draft Strategy by increasing residential densities within the centre on existing zoned and relatively unconstrained residential land. The site is located within proximity to existing transport connections and key transit routes (Wallarrah Road, Sparkes Rd – key east/west link between Warnervale and Toukley, and Pacific Hwy – Sydney and Newcastle including opportunities to connect to Sydney’s second airport).

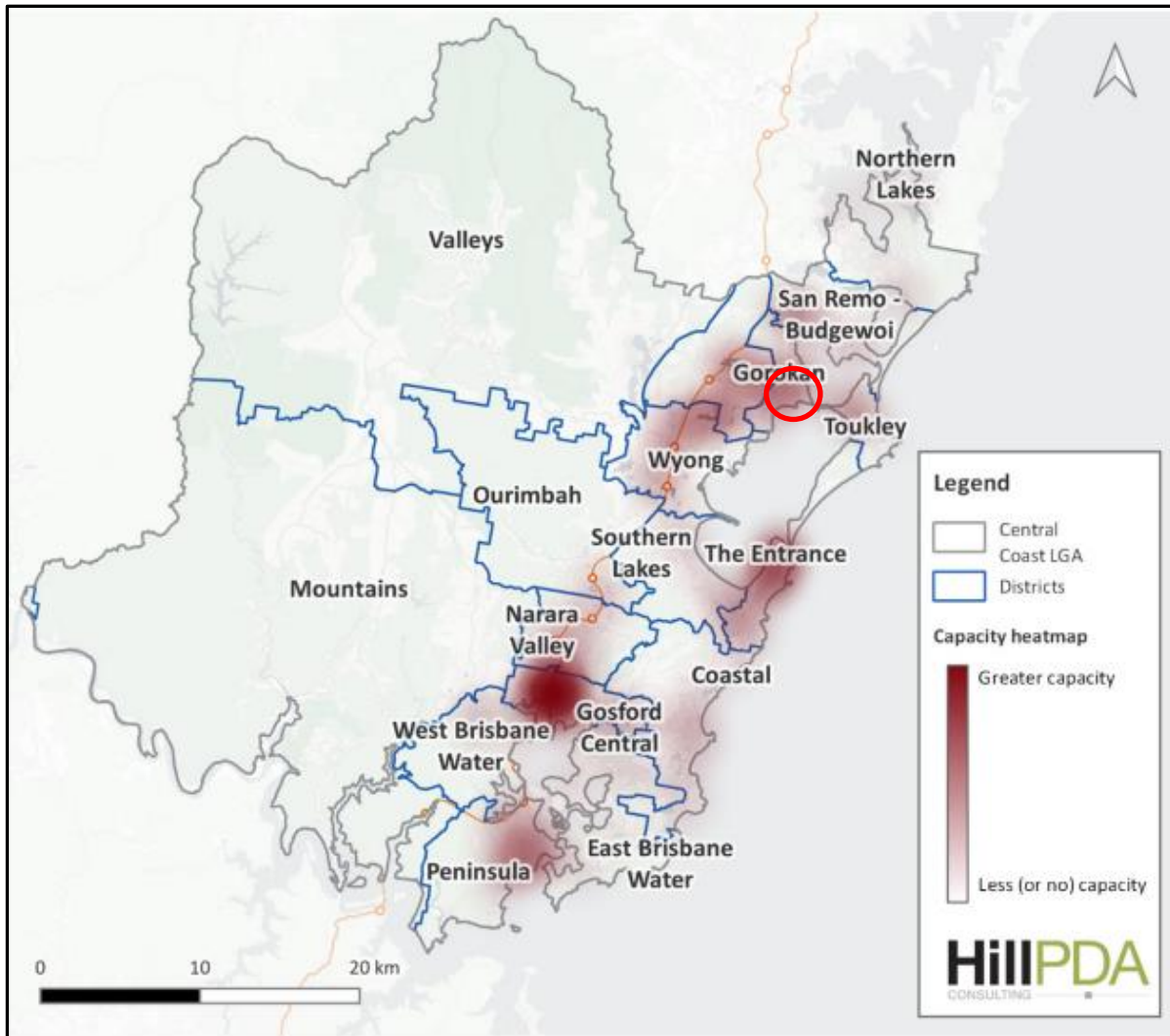


Figure 9 - Heatmap showing the subject site identified with higher dwelling capacity (Draft CCLHS)

Draft Greater Warnervale Structure Plan

The Draft Greater Warnervale Structure Plan was placed on exhibition for public comment, between 30 January and 31 March 2023. The Plan sets a framework for development, facilitating the future growth of the area, and will:

- *Review economic trends and demand for employment land*
- *Review housing trends and supply and demand for residential land*
- *Review existing and future infrastructure needs*
- *Establish an appropriate environmental and open space network*
- *Revise land use recommendations and associated timing*
- *Provide a platform for detailed planning instruments, including LEPs, DCPs and Masterplans.*

The site is located immediately to the east of proposed Precinct 6 – Hamlyn Terrace Residential and Precinct 7 – Woongarra Residential, which identifies land able to be rezoned to facilitate additional housing, to support the growth targets identified within the housing strategies recently endorsed. Intensified development of the site would alleviate the pressure

on the land identified within these precincts requiring rezoning, that are affected by land-based constraints as identified in the Plan. The site, being a large consolidated, unconstrained parcel provides an excellent opportunity for additional density in a location that will result in impacts that can be successfully offset by public benefits.

It is suggested that the site proposed within this Report should be considered ahead of the land identified within these precincts, when considering its 'development ready' status, based on its centralised location, absence of significant site constraints requiring further review, existing residential zoning, previous identification as a 'key site' in the former LEP, accessibility, and serviceability.

Q5. Is the planning proposal consistent with any other applicable State or regional studies or strategies?

The State Infrastructure Strategy 2022 (SIS) is a 20-year infrastructure investment plan for the NSW Government that places strategic fit and economic merit at the centre of investment decisions. It provides recommendations to best grow the State's economy, enhance productivity and improve living standards for our NSW community. The planning proposal is consistent with objectives and recommendations set out in Section 4 - Service growing communities of the SIS.

At a strategic level, the planning proposal addresses the following objectives:

- *NSW should plan for ongoing population growth*

The planning proposal supports the state-led plan to prepare for ongoing population growth. The proposal will provide for an additional 800 residential units, which will accommodate diverse and suitable housing to support the needs of the growing community.

- *Access to housing is critical for a flourishing community*

The housing diversity through the inclusion of one, two and three bedroom units will improve housing accessibility for the community. The inclusion of 15% of the apartments as affordable housing will ensure that all members of the community have access to affordable housing to create a cohesive and flourishing community.

- *Great neighbourhoods with open spaces and amenities*

The proposed architectural design of the development accommodates the inclusion of extensive public open spaces to establish and reinforce a sense of community within the neighbourhood. The inclusion of a range of amenities including a supermarket, essential services and retail spaces provide for a connected community that improves the liveability for residents.

To this extent, the planning proposal is consistent with the strategic goals of the State Infrastructure Strategy 2022.

Q6. Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPP)s?

An assessment of relevant State Environmental Planning Policies against the planning proposal is provided in **TABLE 3** below.

Table 3: State Environmental Planning Policy Assessment

SEPP	Consistency and Implications
SEPP (Resilience and Hazards) 2021	
<p>Chapter 4 Remediation of Land</p> <p>This SEPP applies to land across NSW and states that land must not be developed if it is unsuitable for a proposed use because of contamination.</p>	<p>A review of the Environment Protection Authority (EPA) contamination register confirms that no contamination, the subject of regulation by the EPA, is identified on the site. The site is currently used as a caravan park which is operated under historic consent. It is not expected that the surrounding locality has the potential to be contaminated.</p> <p>Despite this, to ensure consideration of all unknown impacts and potential contaminating activities from the service station, a PSI Report has been prepared and is provided at APPENDIX 11. The Report concludes that the results from current and former site history review and inspections indicate the potential for gross contamination at the site arising from on-site sources is generally considered to be low to moderate.</p> <p>The report identifies that further assessment of the subsurface soils and groundwater is recommended in the main caravan park site and existing dwelling at Lot 1 DP 518378 prior to development.</p> <p>The proposed remediation strategy is to complete a site-specific remediation action plan (RAP). The RAP can be completed in conjunction with additional investigations outlined in the report to identify any additional remediation requirements to comply with this SEPP.</p> <p>The planning proposal is expected to be consistent with Chapter 4.</p>

SEPP (Biodiversity and Conservation) 2021	
<p>Chapter 4 Koala habitat protection 2021 (Applies to all land in Central Coast except that zoned RU1, RU2, or RU3) Aims to help reverse the decline of koala populations by ensuring koala habitat is properly considered during the development assessment process, and to provide a process for councils to strategically manage koala habitat through the development of koala plans of management.</p>	<p>The SEPP applies to the Central Coast Local Government Area (LGA). In accordance with Section 3.8, the council's determination of the planning proposal must be consistent with the approved koala plan of management that applies to the land. Central Coast is part of the Central Coast Koala Management Area (KMA 2).</p> <p>A Biodiversity Assessment has been prepared and is provided at APPENDIX 10. The report concludes: <i>'Given the overall low biodiversity values of the site and the small impact to native vegetation, referral under the EPBC Act is not likely to be necessary for the Planning Proposal or any future DA.'</i></p> <p>The site was not identified as used by Koalas. The site is highly disturbed already meaning the direct or indirect impact to Koalas is highly unlikely. Additional development of the site, in accordance with this proposal would result in consistent assessment outcomes. No further assessment under the SEPP is required in this regard.</p> <p>The planning proposal is consistent with Chapter 4 of the SEPP (Biodiversity and Conservation) 2021.</p>
SEPP (Housing) 2021	
<p>Chapter 2 Affordable Housing</p>	<p>Part 2 Development for affordable housing, Division 1 In-fill affordable housing applies to development where at least 20% of the gross floor area of the building resulting from the development will be used for the purposes of affordable housing. The proposal stipulates that 15% of the proposed development will be used for the purposes of affordable housing. A Statement of Intent has been prepared (APPENDIX 13) which identifies that approximately 120 units will be provided as affordable housing. This will be refined at the development application stage in consultation with the relevant government agency and/or associated authority.</p> <p>To this extent, further assessment of this SEPP is not required.</p>
<p>Chapter 3 Diverse Housing</p>	<p>Assessment against this SEPP has been undertaken. The proposed development does not meet the definitions outlined in this part.</p> <p>To this extent, further assessment of this SEPP is not required.</p>
SEPP (Planning Systems) 2021	

	<p>Assessment against this SEPP has been undertaken. The proposed development does not meet the definitions outlined in this part.</p> <p>To this extent, further assessment of this SEPP is not required.</p>
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SEPP (Transport and Infrastructure) 2021	
Chapter 2 Infrastructure (Division 17 Roads and Traffic)	<p>In accordance with Clause 2.122, traffic-generating development requires referral to TfNSW. Under Schedule 3 of this SEPP, Residential Accommodation is considered to be traffic-generating development when there are 300 or more dwellings proposed. This proposal seeks to develop 800 residential dwellings.</p> <p>To this extent, the development will require referral to TfNSW.</p>
SEPP (BASIX) 2004	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations will be required as part of the development application.</i></p>	
SEPP (Exempt & Complying Development Codes) 2008	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	
SEPP (Industry & Employment) 2021	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	
SEPP No. 65 – Design Quality of Residential Apartment Development	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations will be required as part of the development application.</i></p>	
SEPP (Precincts – Central River City) 2021	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	
SEPP (Precincts – Eastern Harbour City) 2021	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	
SEPP (Precincts – Regional) 2021	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	
SEPP (Precincts – Western Parkland City) 2021	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	
SEPP (Primary Production) 2021	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	
SEPP (Resources & Energy) 2021	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	
SEPP (Sustainable Buildings) 2022	
<p><i>The requirements of this SEPP have been determined not to be relevant to this planning proposal. Further considerations may be required as part of the development application.</i></p>	

Q7. Is the planning proposal consistent with applicable Ministerial Directions?

An assessment of relevant Ministerial Directions against the planning proposal is provided in **TABLE 4** below.

Table 4: Relevant Ministerial Directions

Ministerial Direction	Consistency and Implications
1. PLANNING SYSTEMS	
<p>1.1 Implementation of Regional Plans</p> <p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions, and actions contained in Regional Plans.</p>	<p>The planning proposal is consistent with the CCRP as explained in this proposal.</p> <p>The planning proposal is consistent with Ministerial Direction 1.1 Implementation of Regional Plans.</p>
3. BIODIVERSITY AND CONSERVATION	
<p>3.1 Conservation Zones</p> <p>The objective of this direction is the protection and conservation of environmentally sensitive areas, by ensuring that planning proposals do not reduce the environmental protection standards applying to such land unless it is suitably justified by a relevant strategy or study or is of minor significance.</p>	<p>Small areas of the site are identified as containing areas of biodiversity value (rear, primarily covering the vegetation on the adjoining land) mapped by the Biodiversity Conservation Act 2016.</p> <p>An Ecology Report was engaged by Council as part of a development application for intensified development of the site and was assessed by an independent consultant, with no significant issues raised during the assessment. A Biodiversity Assessment has been prepared and is provided at APPENDIX 10 in support of the planning proposal. The Assessment concludes that the native vegetation within the proposed impact area was found to be in highly to severely degraded condition. The proposal will require the clearing of 0.66ha of regrowth vegetation to establish bushfire asset protection zones. As a result, two (2) ecosystem credits and two (2) swift parrot credit would be incurred by the proposal in order to offset the residual impacts and achieve a no-net loss. The proposal will result in the replanting of approximately 320 trees within new parklands and open spaces.</p> <p>The planning proposal is consistent with Ministerial Direction 3.1 Conservation Zones.</p>
<p>3.2 Heritage Conservation</p> <p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage</p>	<p>An Aboriginal Heritage Assessment Report has been prepared and is provided at APPENDIX 5. The Report concludes that the likelihood of in-situ cultural materials is very low to nil due to the highly disturbed nature of the site.</p>

<p>significance and indigenous heritage significance.</p>	<p>The AHIMs Search identifies that 0 Aboriginal sites have been declared on or near the site (within 200m). The site is not identified as comprising any Aboriginal Site and is not located within a Heritage Conservation Area under Schedule 5 of the LEP. Given the site is developed / previously disturbed, it is unlikely that the preparation of a cultural heritage assessment as due diligence would be required to support a proposed rezoning of the subject site.</p> <p>The Archaeological Due Diligence Assessment independently reviewed by the Darkinjun Aboriginal Land Council and the findings were confirmed.</p> <p>The planning proposal is consistent with Ministerial Direction 3.2 Heritage Conservation.</p>
<p>4. RESILIENCE AND HAZARDS</p>	
<p>4.1 Flooding</p> <p>The objectives of this direction are 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 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>A minor area to the rear of the site is identified as containing flood prone land (1:100), however this is contained within a small area near the boundary within the existing and proposed open space and is outside of the development footprint.</p> <p>Intensified urban development of the site is considered acceptable when taking the minor flood extent of the site into consideration, in accordance with Flood Advice contained in APPENDIX 9.</p> <p>The planning proposal is consistent with Ministerial Direction 4.3 Flooding</p>
<p>4.3 Planning for Bushfire Protection</p> <p>The objectives of this direction are to protect life, property, and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, to encourage sound management of bush fire prone areas.</p>	<p>As the subject site is identified as bushfire prone land, a bushfire assessment report was prepared to address how the controls contained by Planning for Bushfire Protection can be adhered to (APPENDIX 8). It is noted that Asset Protection Zones have been / are proposed to be implemented on the site. These APZ's will be maintained for any future development of the site. The report outlines recommendations that have been adhered to throughout the proposal.</p> <p>The planning proposal is consistent with Ministerial Direction 4.3 Planning for Bushfire Protection.</p>
<p>4.4 Remediation of Contaminated Land</p> <p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that</p>	<p>No known contamination issues are present on the subject site and given the historic tourist and residential use of the site, further consideration against these requirements is not considered necessary. Despite this, to ensure consideration of all unknown impacts, a PSI Report was completed for the site (APPENDIX 11). The Report concludes that the results from current and</p>

<p>contamination and remediation are considered by planning proposal authorities.</p>	<p>former site history review and inspections indicate the potential for gross contamination at the site arising from on-site sources is generally considered to be low to moderate.</p> <p>The report identifies that further assessment of the subsurface soils and groundwater is recommended in the main caravan park site and existing dwelling at Lot 1 DP 518378 prior to development.</p> <p>The proposed remediation strategy is to complete a site-specific remediation action plan (RAP). The RAP can be completed in conjunction with additional investigations outlined in the report as part of the development application to identify any additional remediation requirements to comply with this Ministerial.</p> <p>The planning proposal is consistent with this Direction.</p>
<p>4.5 Acid Sulfate Soils</p> <p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.</p>	<p>The subject site is not identified as containing Acid Sulfate soils; therefore, an Acid Sulfate Soils Assessment will not be required.</p> <p>The planning proposal is consistent with Ministerial Direction 4.1 Acid Sulfate Soils.</p>
<p>9. PRIMARY PRODUCTION</p>	
<p>9.1 Rural Zones</p> <p>The objectives of the direction are to protect the agricultural production value of rural lands. Applies to land that seeks to rezone rural zoned land to a residential, business, industrial, village or tourist zone or increase the permissible density of rural zoned land.</p>	<p>The subject site is not identified as rural land; thus, this direction is not required to be addressed.</p> <p>The planning proposal is consistent with Ministerial Direction 9.1 Rural Lands.</p>

Section C – Environmental, social, and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The Ecological Assessment identifies that the planning proposal is considered to have minimal ecological impacts which will be offset by ecosystem credits. Small areas of the site are identified as containing areas of biodiversity value (rear, primarily covering the vegetation on the adjoining land) mapped by the Biodiversity Conservation Act 2016. An Ecology Report was submitted to Council as part of a DA for intensified development of the site and was assessed by an independent consultant.

A Biodiversity Assessment has been prepared and is provided at **APPENDIX 10**. The Assessment concludes that the native vegetation within the proposed impact area was found to be in highly to severely degraded condition, and no issues were raised in relation to the proposed development. The proposal will require the clearing of 0.66ha of regrowth vegetation to establish bushfire asset protection zones. As a result, two (2) ecosystem credits and two (2) swift parrot credit would be incurred by the proposal in order to offset the residual impacts and achieve a no-net loss.

The proposal will result in the replanting of approximately 320 trees within new parklands and open spaces.

Q9. Are there any other likely environmental effects because of the planning proposal and how are they proposed to be managed?

No. The expected environmental effects that are likely to occur as a result of the planning proposal have been discussed in detail throughout this report.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Yes. The amendments to the LEP for residential purposes will have positive social and economic effects, and in particular the housing development will assist in meeting the housing density and diversity strategies outlined in the CCRP. The community benefit associated with the proposed development will be found in the replacement of old, low-quality housing and the provision of additional housing to service the future population needs of the Central Coast LGA. It also involves inputs into the local economy through the provision of short-term construction jobs and long-term inputs through increased number of residents in the area and commercial premises.

The inclusion of 15% of the apartments as affordable housing will ensure that all members of the community have access to affordable housing to create a cohesive and flourishing community as outlined in **APPENDIX 13**.

A Community Needs Assessment, contained at **APPENDIX 12** concludes that the proposed development is consistent with strategic social policy frameworks and is anticipated to have a positive impact for the local community.

A Statement of Intention for Existing Residents (**APPENDIX 14**) has been prepared to outline the timely and transparent engagement with residents in relation to the redevelopment, relocation process, available support services and expected timeframes.

The strategic inclusion of commercial spaces, including a supermarket, medical facilities, commercial offices, and retail spaces, enhances the proposed development's social and economic impact. It ensures convenient access to essential amenities, promotes community interaction, creates job opportunities, and supports local businesses, contributing to a thriving and vibrant living environment.

A detailed assessment of the economic benefits is contained in **APPENDIX 4**.

Section D – State and Commonwealth interests

Q11. Is there adequate public infrastructure for the planning proposal?

Yes. The subject site is serviced by reticulated sewer, telecommunications, and electricity which will be upgraded to service the development. A Servicing Assessment has been undertaken (**APPENDIX 7**) to determine the feasibility of connection to existing water and sewer infrastructure. The report proposed connecting to the existing water network present along Wallarah Road, and connecting into the existing gravity sewer mains also present on the site.

Council has advised that works to augment the existing water infrastructure are required, and this can be readily provided prior to development of the site.

It is considered that there is sufficient infrastructure capacity in the existing road networks to support the proposal. A Traffic Assessment Report has been provided to identify the impact of future housing on the local road network (**APPENDIX 6**). Therefore, the forecast growth generated from the proposal is not expected to place excessive demands on infrastructure.

Q12. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with State and Commonwealth agencies can be undertaken following a Gateway Determination.

PART 4 – Mapping

Proposed changes to the Land Zoning Map and Maximum Building Height are provided Part 2 of this planning proposal (**FIGURE 10 and 11**). Formal maps will be prepared in accordance with the DPE's 'Standard technical requirements for spatial datasets and maps' following a Gateway determination to proceed.

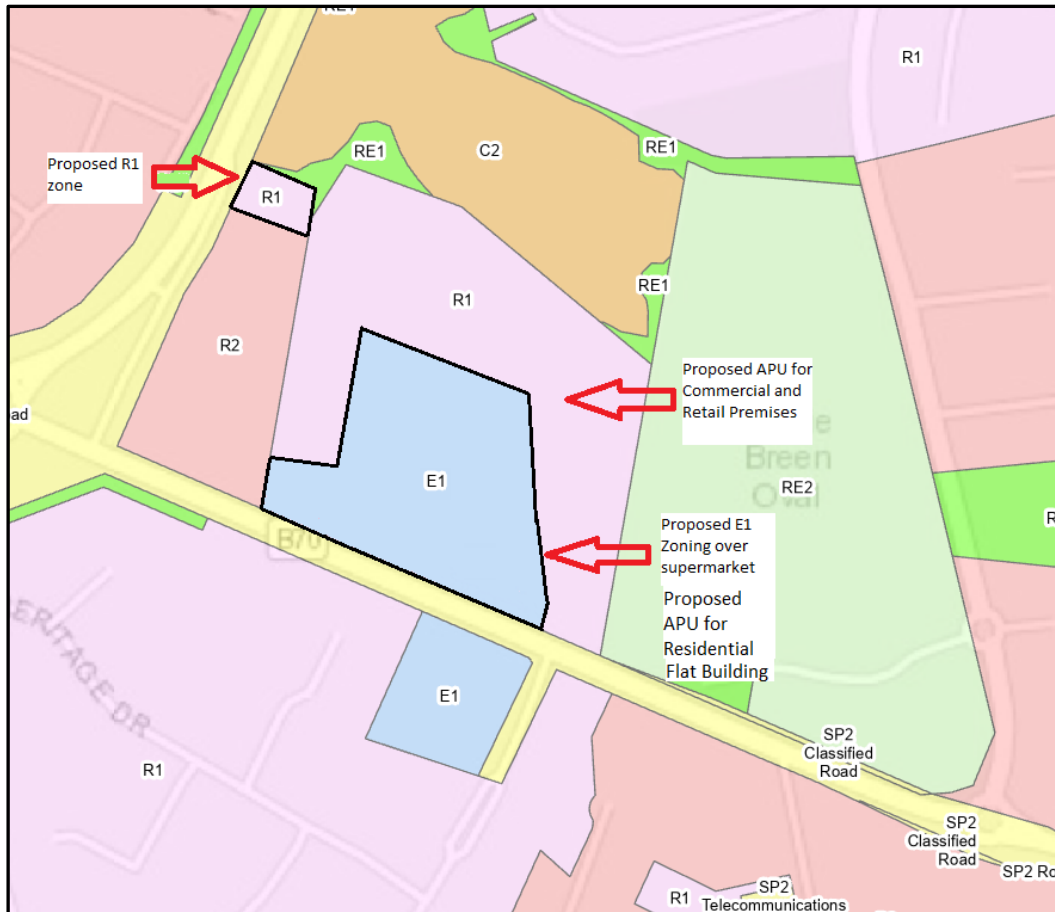


Figure 10 - Proposed land zoning map (Vivacity, 2023)



Figure 11 - Indicative Building Height Map (PTW Architects, 2023)

PART 5 – Community consultation

Initial consultation has been carried out with a number of state authorities as follows:

- TFNSW – comments provided resulted in changes to the internal road network and access arrangements.
- SA NSW – No concerns raised.
- NSW RFS – No formal response received.

Further formal consultation will occur following a Gateway determination.

PART 6 – Project timeline

	Aug 23	Sep 23	Oct 23	Nov 23	Jan 24	Mar 24	Jul 24
Submission of Draft Planning Proposal to DPE for review							
Submission of Planning Proposal to DPE <i>Target 20 working days to assess PP</i>							
Gateway Determination <i>Target 20 working days to update planning proposal</i>							
Public Exhibition <i>Exhibit for 28 days</i>							
Finalisation Process - Respond to submissions & post exhibition amendments. - Finalisation report and legal drafting.							
Approvals and notification							
SSD Process (15% GFA of development)							