



# 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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## 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	Mar 24
3	Urban Design Response	Hatch	Mar 24
4	Landscape Masterplan	Site Image	22 Mar 24
5	Economic Need and Impact Assessment	Think Economics	Mar 24
6	Aboriginal Cultural Heritage Archaeological Assessment	McCardle Heritage	21 Aug 23
7	Traffic Assessment	Transport Planning Partnership	Ref: 22311 Version V06 (22 Mar 24)
8	Servicing and Stormwater Assessment	Northrop	NL221828-00 Rev: D (24 Nov 23)
9	Strategic Bushfire Study	Bushfire Planning Australia	Mar 24
10	Flood Advice	BMT WBM	Ref:L.002949.001.0 1_OasisKanwal (4 Sep 23)
11	Biodiversity Assessment Report	AEP	Rev: 0 Ref: 2642.01 (17 Aug 23)
12	Preliminary Contamination Assessment	Douglas Partners	Ref: 217334.02 (Aug 23)
13	Community and Social Needs Study	AAP	27 Mar 24
14	Affordable Housing Statement of Intent	Vivacity	22 Mar 24
15	Existing Residents Statement of Intent	Vivacity	22 Mar 24
16	Infrastructure Statement	Vivacity	22 Mar 24

## FILE NUMBERS

Department of Planning 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:	53,910m <sup>2</sup>
Proponent:	Land Lease SPV as trustee for Oasis Unit Trust
Proposed LEP Amendments:	<p>The proposed LEP amendments relate to Lot 1223 DP1004170, and Lot 1 DP518378, identified as Oasis Kanwal on the Key Sites Map as follows:</p> <ul style="list-style-type: none"><li>• Amend the LEP Height of Building Map, to increase the maximum building height from 12m to a range between 18m and 42m.</li><li>• Amend the LEP Floor Space Ratio Map to increase the maximum floor space ratio from 0.5:1 to 1.35:1.</li><li>• Apply an Additional Local Provision (Part 7), to supply 15% affordable housing for a period of at least 10 years. The objective of this clause is to increase the supply of affordable rental housing for very low-, low- and moderate-income earning households and key workers by providing incentives for the development of new affordable rental housing.</li></ul> <p>Lot: 14 &amp; 15 DP23235 is incorporated into the planning proposal for design purposes, however the existing applicable planning controls remain unchanged.</p>
Proposed Yield:	Approximately 675 units Residential 71,580 <sup>2</sup> GFA Commercial 1,000m <sup>2</sup> GFA

## BACKGROUND

The NSW Government initiated the State-Assessed Planning Pathways (SAPP) Program in 2022 to deliver a strategic approach to land use planning in areas with high potential for meeting NSW State growth targets, and maximising community benefit. 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 planning proposal pathway that can then be prioritised against available funding, resulting in a streamlined planning approval process which is managed effectively and efficiently. In December 2022, a strategic submission was presented to DPE under the SAPP program for the redevelopment of the Oasis site at Kanwal. The submission was required to address four key criteria, including:

- how well the proposal demonstrates public benefits, including through housing supply and alignment with state policies and land-use strategies
- the proposal's contribution to affordable and social housing outcomes
- how well impediments to delivery are understood and whether there is a pathway to resolution
- whether infrastructure is available, or funding is committed for critical infrastructure.

In July 2023, DPE notified the applicant that the submission was successful, and had scored highly against each of the key criteria. In accordance with the SAPP timeframes the planning proposal was prepared and submitted to DPE in September 2023 for assessment. In response to additional comments from DPE and authorities the planning proposal (**APPENDIX 1**) has been amended to reduce the height, density, and scale of the development. Additional supporting documentation has also been provided. This Planning Proposal is tailored to support and align with the outcomes envisioned through the DPE's SAPP program, showcasing a commitment to responsible and strategic urban development. 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 within 800m from the Emerging Strategic Centre of Lake Haven, identified with the Central Coast Local Strategic Planning Statement 2020 (CCLSPS). Within the CCRP and CCLSPS, densities are to be concentrated within 800m of planned centres and key transit routes.
- The site is located at the major intersection of two key transit routes.
- Existing services are available to the site, including water, sewer, stormwater, electrical, telecommunications and road infrastructure.
- Development of the site as proposed will enable better integration with 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 key 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, within proposed open space, and primarily as buffers from the adjoining site to the north.
- The intent of the planning proposal 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.

While the CCLSPS adopts a centres-based approach, it is essential to clarify that this approach does not serve as an obstacle to the development of other areas that can clearly demonstrate their strategic value. The site meets the criteria under the CCRP for an owner-initiated proposal, given its proximity within 800m of the emerging strategic centre of Lake Haven as well as being directly adjacent to two key transit corridors, with access to public transport services directly adjacent to the site. The intent of the CCLSPS and CCRP is to increase densities in existing urban areas, and the proposed development site provides an invaluable opportunity to respond to the objectives of these strategic plans.

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 53,910m<sup>2</sup>. 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 and shop top housing 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 on the lower levels of the building(s) fronting Wallarah Road as shown in **FIGURE 3-7**, and contained in **APPENDIX 2**.

In response to feedback from the Department of Planning and Environment (DPE), adjustments were made to the proposed development, including:

- Apartment units reduced to 653 (reduction from 807).
- Heights reduced across the site (from 6-8-14 storeys to 4-8-12 storeys, with a maximum height reduced from 55m to 42m).
- Reduction in the quantum of retail, including a decrease in the proposed supermarket size, and addition of more supporting type uses such as childcare and medical centre.
- Increased housing diversity, incorporating Independent Living Units (ILUs) for downsizers.
- The 15% provision for affordable housing has been maintained.
- Removal of the proposed local centre zone.

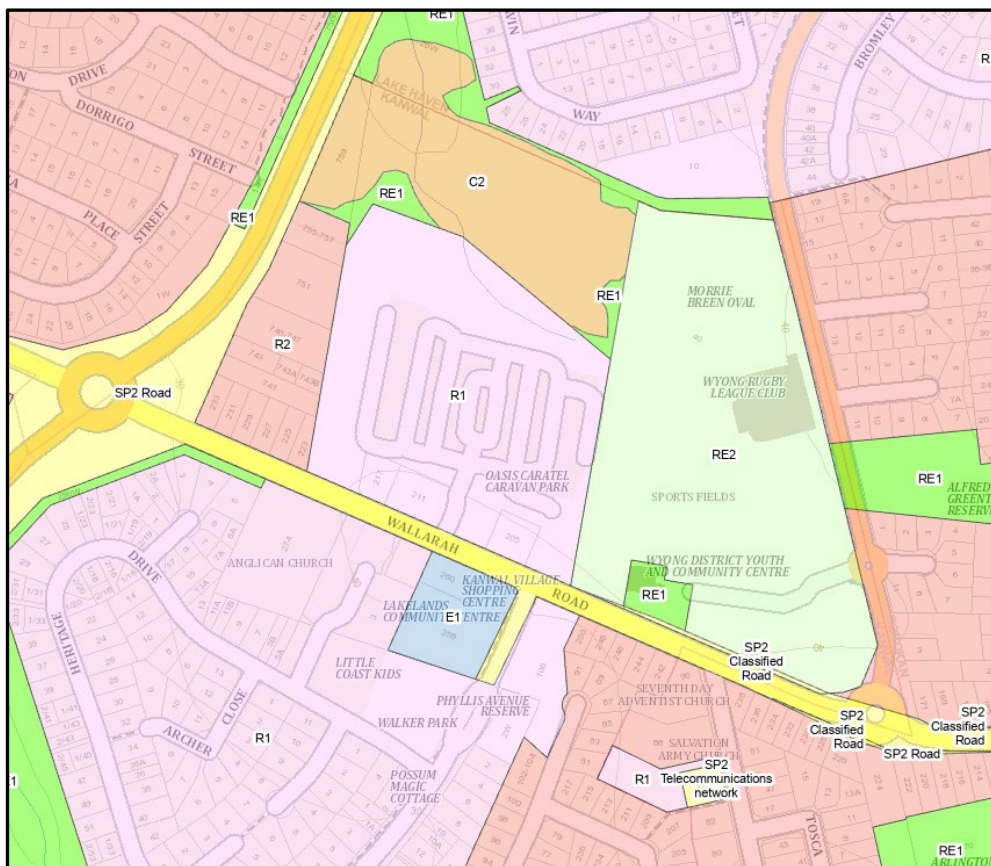
Further feedback from DPE was received in February 2024, following a peer review of the documentation which prompted additional design changes, including:

- Apartment units increased from 653 to 675 (resulting from removal of ground floor retail, with FSR maintained at 1.35:1)
- A reduction of the total commercial space from 4,200m<sup>2</sup> to 1,000m<sup>2</sup> and deletion of the proposed supermarket, childcare and medical uses.
- Uphold 15% of affordable housing allocation
- Increase in the provision of Independent Living Units from 102 (15%) to 200 (30%)
- Significant increase in the provision of publicly accessible open space from 1.3 hectares (24% of site area) to 1.7 hectares (32% of site area)





**Figure 1: Proposed development site (PTW Architects, 2024)**



**Figure 2: Land use zones of the site and surrounds (NSW eSpatial Viewer, 2024)**





**Figure 3:** Proposed Site Plan (PTW Architects, 2024)



**Figure 4:** Level 00 Floor Plan (PTW Architects, 2024)

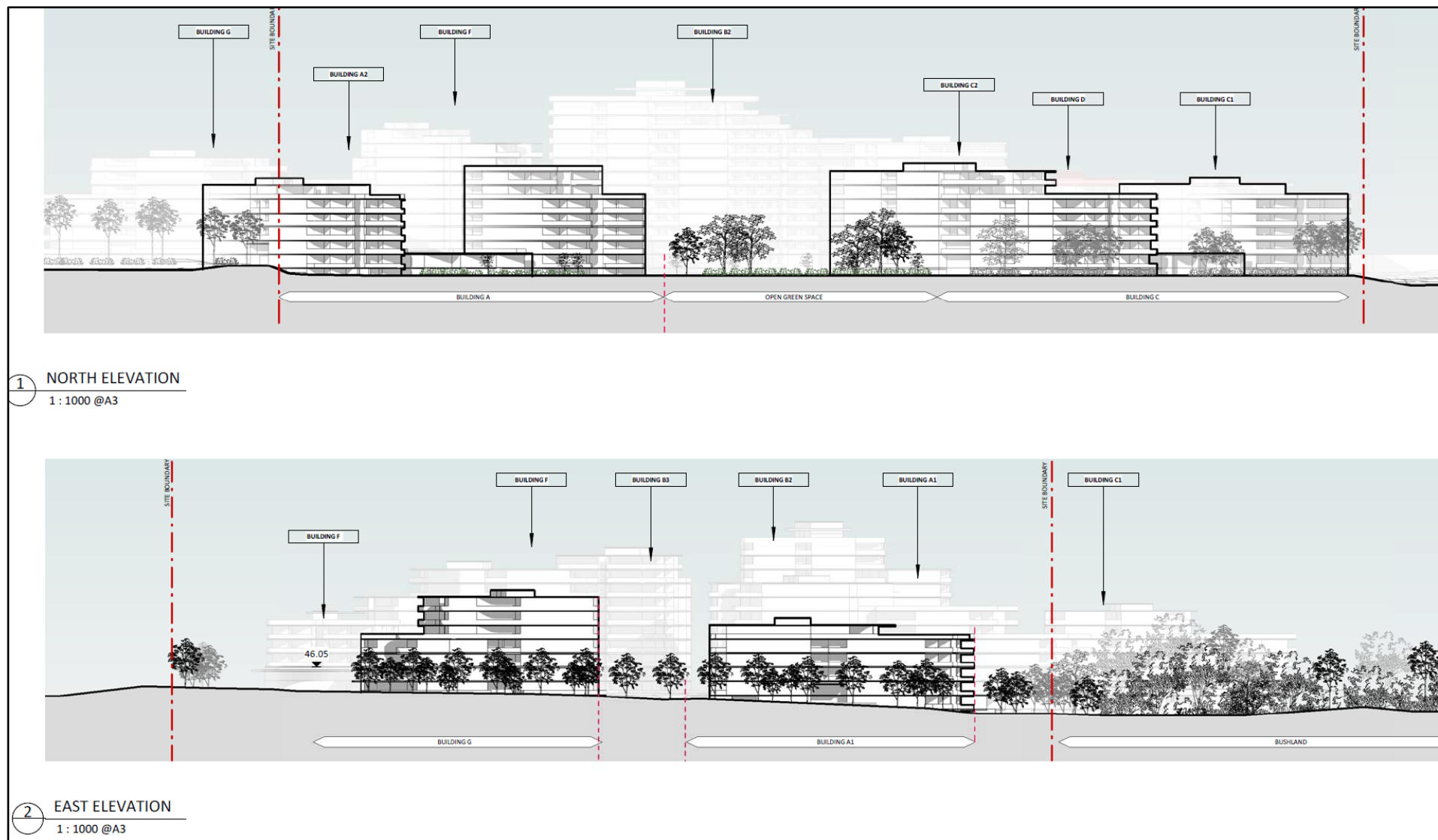








**Figure 6: Roof Plan (PTW Architects, 2024)**



**Figure 7: Northern and eastern elevations (PTW Architects, 2024)**

## **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 675 residential units) and 1000m<sup>2</sup> of supporting commercial uses on the lower levels of the building fronting 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 for higher density 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 enhance housing diversity and cater to the unique needs of the local community, through the inclusion of Affordable Housing initiatives and Independent Living Units offering specialised housing solutions to promote autonomy and quality of life, particularly for individuals seeking age-appropriate and supportive living arrangements.
- 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.
- To establish high-quality public open spaces, fostering a sense of community and well-being. Through thoughtful design and landscaping, these spaces will serve as vibrant communal hubs, providing residents with accessible and enjoyable areas for recreation, social interaction, and relaxation, further enhancing the overall liveability of the development.

## **PART 2 – Explanation of provisions**

The proposed Central Coast Local Environmental Plan 2022 (LEP) amendments relate to Lot 1223 DP1004170, and Lot 1 DP518378, identified as Oasis Kanwal on the Key Sites Map as follows:

- Amend the LEP Height of Building Map, to increase the maximum building height from 12m to a range between 18m and 42m.
- Amend the LEP Floor Space Ratio Map to increase the maximum floor space ratio from 0.5:1 to 1.35:1.



- Apply an Additional Local Provision (Part 7), to supply 15% affordable housing for a period of at least 10 years. The objective of this clause is to increase the supply of affordable rental housing for very low-, low- and moderate-income earning households and key workers by providing incentives for the development of new affordable rental housing.

Lot: 14 & 15 DP23235 is incorporated into the planning proposal for design purposes, however the existing applicable planning controls remain unchanged.

## **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?**

The inception of the proposed development is a direct response to the requirements outlined in the CCRP, capitalising on the site's strategic positioning along key transit routes and its adjacency to the emerging Strategic Centre of Lake Haven. Situated within the existing urban fabric, the site is surrounded by employment lands and residential urban release areas within the Northern Growth Corridor (within 5 to 15 minutes' drive), forming an unofficial but discernible growth corridor that is not currently formally acknowledged in strategic plans. Despite this, a comprehensive evaluation aligning the proposed development with key frameworks, including the State Infrastructure Strategy 2022 (SIS), Central Coast Regional Plan 2041 (CCRP), Central Coast Council Local Strategic Planning Statement (CCLSPS), Draft Central Coast Local Housing Strategy, and Draft Greater Warrernvale Structure Plan, reveals a compelling case for strategic merit 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 proximity of the site to existing strategic centres, emerging strategic centres, regionally significant centres, employment areas and urban growth areas result in the logical identification of the site for development within the strategic context (**FIGURE 10**).

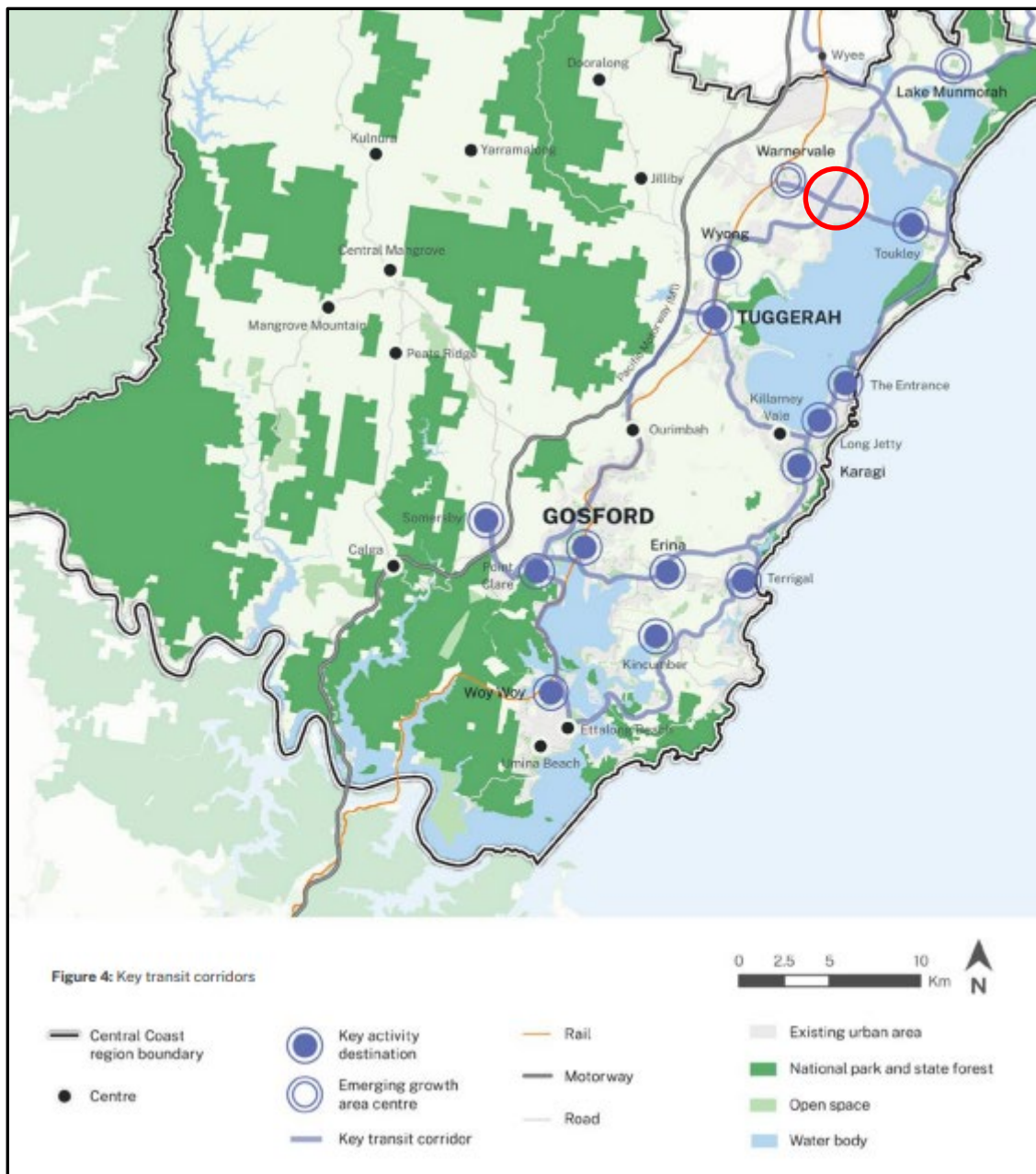
Additionally, the development is consistent with objectives and recommendations set out in Section 4 - Service growing communities of the SIS, which focuses on a state-wide plan for ongoing population growth and access to housing to create flourishing communities.

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:

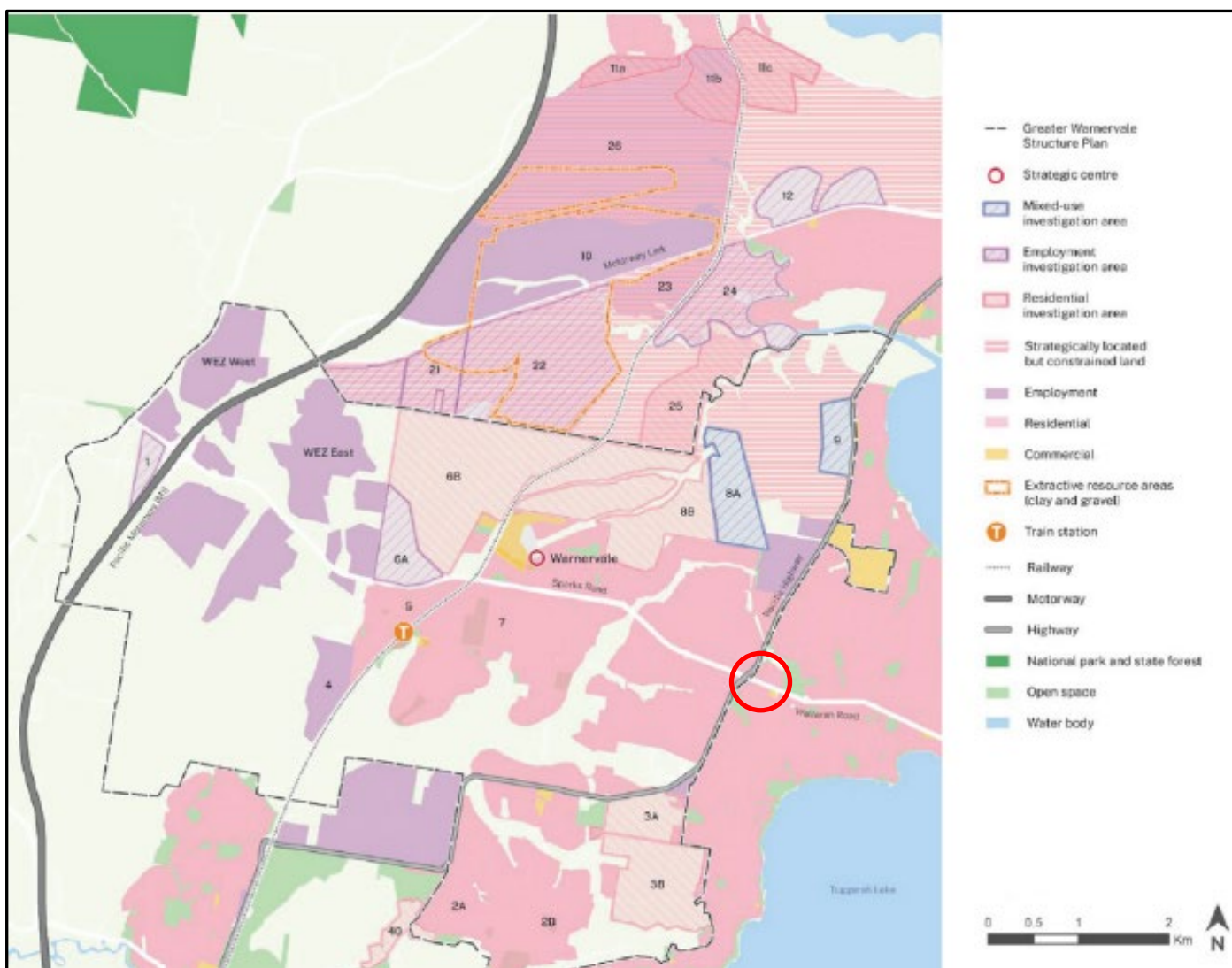
- The site is the largest remaining consolidated / large site within the area.
- The site is in a central location proximate to services, centres, and employment zones, which enables creation of a 15-minute neighbourhood as envisioned by the Central Coast Regional Plan 2041 (CCRP).

- The site is within 800m from the Emerging Strategic Centre of Lake Haven, identified with the Central Coast Local Strategic Planning Statement 2020 (CCLSPS). Within the CCRP and CCLSPS, densities are to be concentrated within 800m of planned centres and key transit routes.
- The site is located at the major intersection of two key transit routes.
- Existing services are available to the site, including water, sewer, stormwater, electrical, telecommunications and road infrastructure.
- Development of the site as proposed will enable better integration with 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 key 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, within proposed open space, and primarily as buffers from the adjoining site to the north.
- The intent of the planning proposal 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.

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



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



**Figure 9:** Site location within the Draft Warnervale Structure Plan (Draft Central Coast Local Housing Strategy)

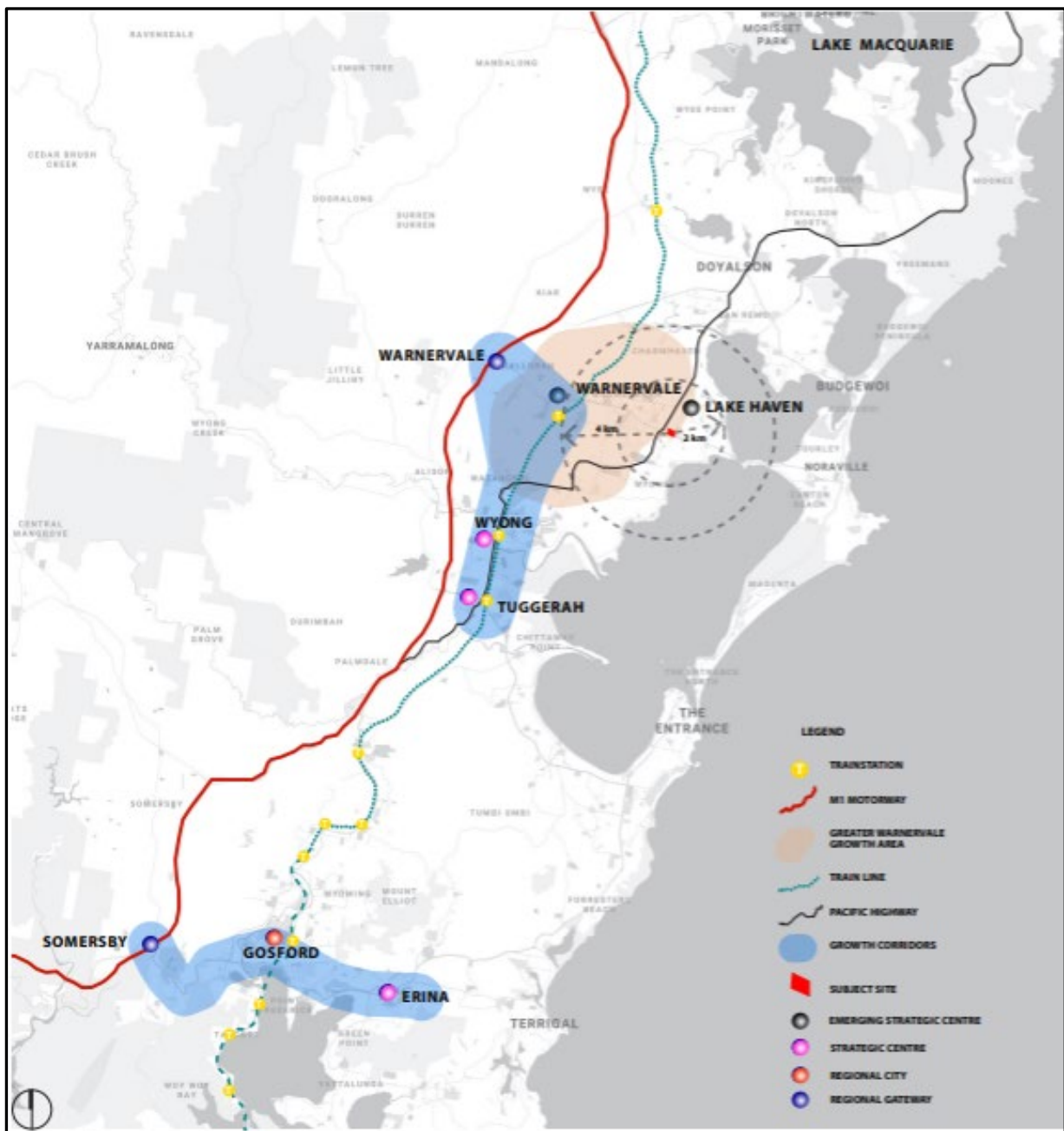


Figure 10: Strategic context within the broader locality (PTW Architects, 2023)

**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, as follows:

- Amend the LEP Height of Building Map, to increase the maximum building height from 12m to a range between 18m and 42m.
- Amend the LEP Floor Space Ratio Map to increase the maximum floor space ratio from 0.5:1 to 1.35:1.
- Apply an Additional Local Provision (Part 7), to supply 15% affordable housing for a period of at least 10 years. The objective of this clause is to increase the supply of affordable rental housing for very low-, low- and moderate-income earning households and key workers by providing incentives for the development of new affordable rental housing.

The above amendments relate to Lot 1223 DP1004170, and Lot 1 DP518378, identified as Oasis Kanwal on the Key Sites Map. Lot: 14 & 15 DP23235 is incorporated into the planning proposal for design purposes, however the applicable planning controls remain unchanged.

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.

The current planning provisions are unduly restrictive, limiting the site's capacity to realise its maximum potential. These provisions fail to align with the site's strategic location, amenity-rich surroundings, and its potential to meet pressing housing needs while promoting sustainable urban development. Modifying these provisions would enable the site to better contribute to the community's well-being, offer more diverse housing options, and effectively address housing shortages.

The subject site represents an unrealised opportunity, largely due to its location within an established urban envelope. Despite being overlooked by local planning strategies, it holds significant potential to capitalise on existing community land uses and amenities. The site demonstrates consistency with the intent of the LSPS by providing higher density development through consolidation in existing urban land.

The development provides a unique opportunity to create an integrated centre that meets the diverse needs of local residents, spanning housing, employment, social, and overall lifestyle requirements. Positioned directly opposite the compact yet well-established Kanwal Village shopping centre and adjacent to the Wyong Leagues Club, boasting a substantial membership base of 60,000 people, the site benefits from close proximity to public and private hospitals and various employment precincts. Additionally, the presence of an existing on-site public transport connection enhances accessibility, contributing to the overall appeal of the location.

**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.

The site had been previously earmarked as a 'key site' with potential infill growth area in earlier iterations of the Wyong LEP and DCP but was subsequently omitted in later revisions. It is our belief that this omission was unintentional, as the site retains significant strategic merit. The site appears to have been overlooked as it falls within the existing urban area. 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 within 800m from the Emerging Strategic Centre of Lake Haven, identified with the Central Coast Local Strategic Planning Statement 2020 (CCLSPS). Within the CCRP and CCLSPS, densities are to be concentrated within 800m of planned centres and key transit routes.
- The site is located at the major intersection of two key transit routes.
- Existing services are available to the site, including water, sewer, stormwater, electrical, telecommunications and road infrastructure.
- Development of the site as proposed will enable better integration with 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 key 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, within proposed open space, and primarily as buffers from the adjoining site to the north.
- The intent of the planning proposal 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.

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.

Objective 5 focuses on a 'Plan for nimble neighbourhoods, diverse housing, and sequenced development. The Central Coast's population is projected to increase to 404,250 people by 2041, requiring an additional 32,550 dwellings (p49). The proposed development will support the intent of this objective by delivering higher density housing in the right location to limit the environmental impact of greenfield development and ensure appropriate servicing is achieved through the efficient use of existing infrastructure. The envisioned density within this development serves to alleviate the necessity for higher densities in currently identified potential growth areas, thereby mitigating the potential impact on the character of those neighbouring areas which will be more suburban in nature. As outlined within the CCRP, the Central Coast Affordable and Alternative Housing Strategy has adopted a target of making an additional 7,600 affordable homes available between 2016-2036. The proposal includes the provision of 15% affordable housing, resulting in the creation of 102 apartments dedicated to the affordable housing market. Additionally, the development recognises the substantial growth within the ageing population, with the number of residents 80 and over expected to double by 2041. The development includes the provision of approximately 30% Independent Living Units to provide for more manageable housing that allows people to live independently in the local area as they age (p54).

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**).

The site's strategic location at the junction of the Pacific Highway and Wallarah Road is of paramount significance for several reasons. This intersection holds a pivotal position within the regional transportation network, serving as a transit point for both local and through traffic. The proposed development, situated at this key crossroads, offers substantial benefits to the community and the broader region through the enhancement of accessibility and connectivity, not only reducing congestion and travel times but also promoting multimodal transportation options. The east-west transit corridor provides for through connections between Warnervale and Toukley. Similarly, the north-south corridor provides connections between Sydney, Wyong, Tuggerah, the Northern Lakes growth areas, and Newcastle.

There are existing public transport routes that service the area, with an established bus stop immediately adjacent to the site. Easy access to public transport reduces dependence on private vehicles and results in better environmental outcomes.

The proposal not only encourages higher density in an already established area but also strategically situates itself in close proximity to existing and emerging centres, offering a range of supplementary services for residents. This includes additional commercial uses to support the existing village centre, which will further enhance the neighbourhood's appeal and accessibility, and provide services to existing residents. By fostering greater population density and bolstering local services, the development creates a dynamic and well-connected urban environment that aligns with contemporary urban planning principles, positively impacting the quality of life for residents.

The proposed development, featuring approximately 1,000 square meters of commercial space, has been designed to align with the requirements and best practices for urban planning. To prevent the development from operating as a neighbourhood centre in competition with the existing local businesses, limitations have been set on the commercial space. Shared community spaces, along with a well thought out traffic and parking management plan, have been incorporated to enhance the overall quality of life for residents and mitigate potential congestion issues. The proposal fosters cooperation and synergy with existing businesses rather than competition and will improve the locality without detracting from the vitality of Kanwal Village and the surrounding local centres.

The proposed development, featuring residential apartment buildings with ground floor commercial spaces, is instrumental in establishing a 15-minute neighbourhood, in accordance with the vision outlined in the Central Coast Regional Plan. The development fosters a self-sustaining community, where residents can conveniently access essential amenities such as shopping and public open space within a 5-minute walk to Kanwal Village, promoting a reduction in car trips, active transportation, and a stronger sense of community. This approach aligns with the Regional Plan's objectives to reduce carbon emissions, mitigate climate change impacts, and create sustainable urban communities. Additionally, the presence of commercial spaces supports local businesses, enhances social interaction, and contributes to economic growth while alleviating the strain on existing infrastructure. Ultimately, the proposed development not only facilitates a 15-minute neighbourhood but also improves the overall quality of life for residents, offering a more sustainable, inclusive, and resilient urban environment. Given its proximity to Kanwal Village Shops, the development ensures that the ageing population within the community has easy access to healthcare and essential services, promoting their well-being and independence as they age in place. This is an identified need within the Community Needs Assessment (**APPENDIX 12**), noting that only one medical centre

in the area is currently accepting new patients. Access to these amenities not only enhance the development's inclusivity but also contribute to the creation of a multi-generational, interconnected, and vibrant community, where individuals of all ages can thrive within the same neighbourhood.

The proposed yield of 675 units results in a density of approximately 125 dwellings per hectare. The proposed density is well-justified within the local context, aligning with principles of efficient land use, reducing urban sprawl, and minimising pressure on greenfield sites. The proposed development has been thoughtfully designed, taking into account the density standards observed in the Tuggerah centre, as illustrated in **FIGURE 13**. The development exhibits a notably lower density compared to the Tuggerah development when viewed in relation to the well-established and existing density within the broader Kanwal neighbourhood.

The location's proximity to public transportation, services, and amenities supports reduced car dependency and aligns with the 15-minute neighbourhood concept. The diversity of housing units caters to a wide range of residents, promoting social inclusivity and offering housing choices. This diversity includes a range of housing sizes, as well as 15% affordable housing units (102 units) and 30% independent living units (200 units). The design of the development prioritises liveability, featuring green spaces, pedestrian-friendly walkways, and community areas that create a comfortable environment. Additionally, the development contributes to a vibrant and active urban setting, supports local businesses, enhances affordability, and fosters sustainability, all of which align with the broader goals of the Central Coast region.

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

### Regional Context

Kanwal is strategically located in close proximity to a number of key suburbs, including the Strategic Centres of Tuggerah and Wyong, the Emerging Strategic Centres of Warnervale and Lake Haven, and identified growth areas of Woongara, Hamlyn Terrace, Charmhaven and Wadalba (**FIGURE 11**).

Warnervale is experiencing significant growth and development, particularly in the residential and industrial sectors. This growth presents Kanwal residents with nearby employment opportunities and access to a broader range of services. Additionally, the proximity to Warnervale Train Station makes commuting to Sydney and Newcastle easier for residents, expanding their horizons for work and leisure. The proposed development's location just 1200 metres from Lake Haven, and 800 metres from Lake Haven Employment Area, identified as an emerging strategic centre, offers residents numerous benefits. Proximity to Lake Haven ensures easy access to growing commercial and retail services, reducing the need for car travel, and enhancing the quality of life. Residents can enjoy the convenience of nearby amenities and job opportunities within the strategic centre. This close relationship also encourages community engagement, allowing residents to actively shape the development of the area.

The neighbouring suburbs of Woongarra, Wadalba, and Hamlyn Terrace have been

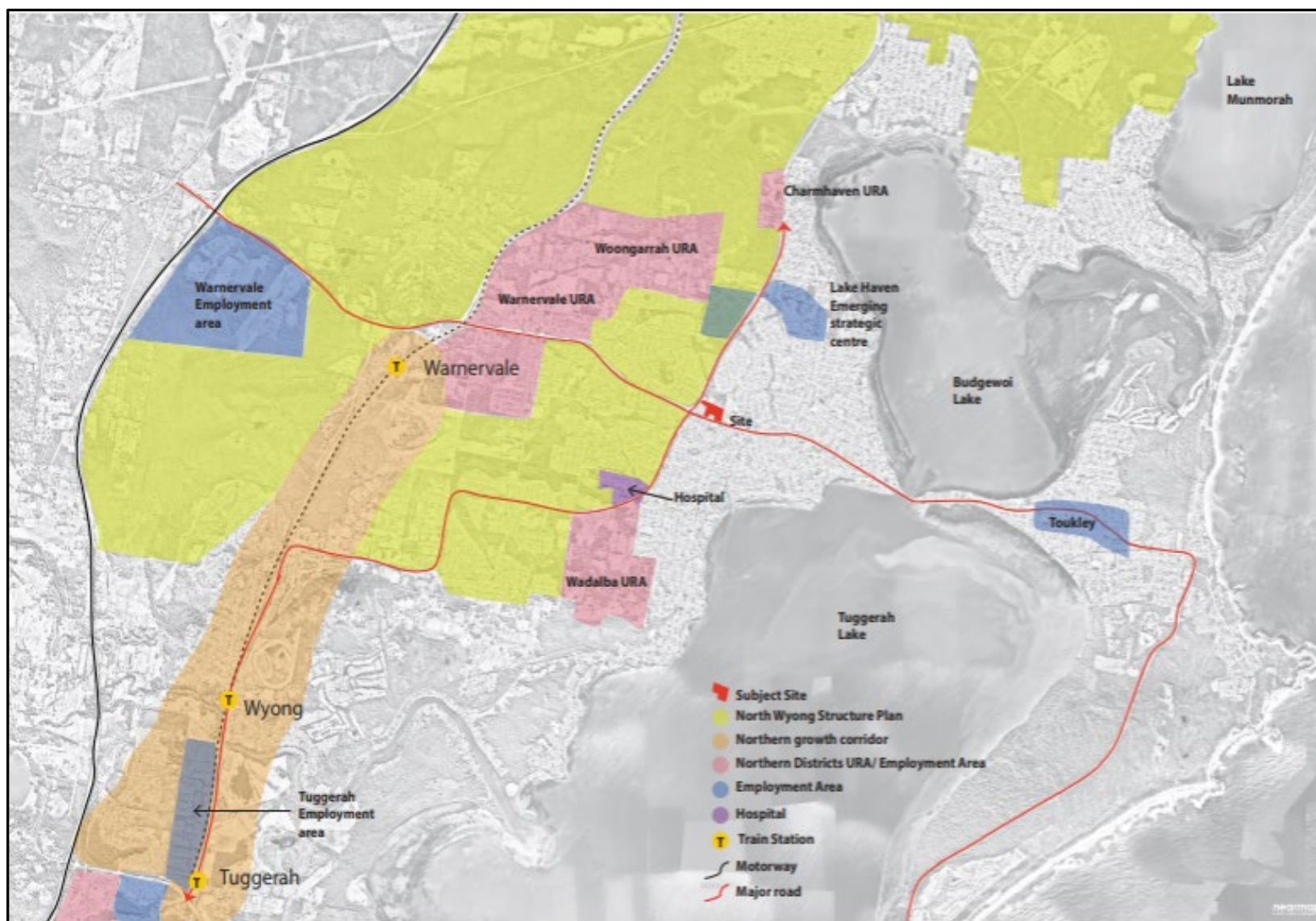
experiencing significant growth and development in recent years. As residential and commercial sectors expand, these areas have become increasingly attractive for families and individuals seeking suburban living with accessibility to employment centres. This growth has led to a demand for diverse housing options that can accommodate the needs of residents in various stages of life.

The proposed development in Kanwal, with its housing diversity, strategic location, and the inclusion of commercial spaces, aligns perfectly with this regional trend. It offers a compelling solution not only for current Kanwal residents but also for those in the surrounding suburbs who are considering downsizing. The mix of 1, 2, and 3 bedroom units caters to a range of household compositions and provides a suitable transition for those looking to relinquish larger homes.

The Central Coast region, like many other growing areas, faces several challenges in meeting housing targets. These challenges stem from a combination of factors, including population growth, demand for diverse housing options, and the inability to access land identified for development. The proposed development in Kanwal presents a solution that addresses several of the region's housing challenges, offering diverse housing options, improving accessibility and infrastructure, stimulating the local economy, and indirectly contributing to housing stock turnover, ultimately assisting in meeting the Central Coast's housing targets more effectively. Additionally, it provides for the opportunity for logical infill housing, without compromising the density of surrounding suburbs and reducing the environmental impact of greenfield development.

Considering the factors outlined above, there is a compelling case for further intensification of the site. The strategic location at the junction of major road transit routes, proximity to emerging strategic centres like Lake Haven and Warnervale, and the potential to address housing challenges within the region all underscore the merit of intensifying the development. This approach aligns with the evolving needs of the community and the broader goals of sustainable urban planning, making it a logical step in advancing the site's potential and its contribution to the Central Coast's growth and well-being.

The strategic merit identified within the regional context are consistent with the objectives and intentions of the CCRP.



## Site Specific Merit

The proposed site within the existing urban development of Kanwal represents a unique opportunity that has, until now, remained overlooked for development. Nestled within the established community of Kanwal, this site offers the potential for logical infill housing, bridging a gap in urban development that has persisted for some time. Its strategic location, near key transportation arteries and existing amenities, is well-suited for accommodating housing needs while minimising the environmental impact associated with greenfield development (**FIGURE 12**). By maximising the efficient use of available space and infrastructure, this site can contribute to the ongoing growth and vitality of the neighbourhood, providing residents with a well-connected, sustainable, and inclusive living environment.

The housing diversity offered at the proposed site, featuring a mix of 1, 2, and 3 bedroom units, holds immense potential to address several critical housing challenges within the existing neighbouring community while simultaneously responding positively to the broader issue of housing shortages. This range of unit sizes accommodates a variety of household compositions, making it particularly attractive to residents in the surrounding area who may be looking to downsize from their larger homes.

For older residents, empty nesters, or those seeking a more manageable living space, the option to downsize to a 1 or 2 bedroom unit at the site presents an enticing opportunity. By choosing to move into these units, they can release their larger, single-family homes into the local housing market. This not only frees up housing stock but also allows these homes to meet the needs of families who require more space. This supports intergenerational living and community stability.

This intentional reshuffling of housing resources not only optimises the use of existing housing stock but also eases the strain on the broader housing market, alleviating housing shortages in the area. The site, with its housing diversity, acts as a vital component of a balanced and sustainable housing ecosystem, enabling residents to make housing choices that better align with their current needs while positively impacting the housing availability for the broader community.

In the context of the local community, the proposed development plays a vital role in contributing to the well-being and growth of the area. By strategically locating the development at the junction of major roads, it enhances accessibility and connectivity, benefiting both existing residents and newcomers. The mixed-use nature of the project, including residential and commercial spaces, offers a self-sustaining environment where residents can access essential services and amenities within walking distance. This not only reduces car dependency but also fosters a vibrant community life.

The site's close proximity to established suburbs, new urban release areas and employment centres is a significant contributor to the local economy, fostering job creation and facilitating a seamless blend of living and working within the same community. Notably, the site is situated only 800 meters from the employment areas of Lake Haven, recognised as an emerging Strategic Centre. The site's strategic location is pivotal in addressing the pressing need for housing for workers supporting these centres. The shortage of housing and rental options on the Central Coast has compelled businesses to relocate to metropolitan areas,

driven by the necessity for workers to endure long commutes. The proposed development aims to bridge this housing gap, fostering a more sustainable local economy by providing accessible housing options for local workers, thus encouraging businesses to remain in the Central Coast.

Additionally, the integration of green spaces and human-scale design elements enhances the overall quality of life, promoting social interaction and community cohesion. These thoughtfully planned green areas serve as communal hubs, offering residents not only visually pleasing surroundings but also spaces for leisure and social engagement. The emphasis on human-scale design fosters a sense of community, contributing to a more inclusive and connected living environment. The development aims to create a thriving and socially vibrant community where residents can enjoy a high quality of life within a well-balanced and harmonious setting.

The specific merits identified for the site align seamlessly with the overarching objectives and intentions outlined in the CCRP. These identified merits not only complement but also bolster the key goals and objectives set forth in the regional plan. The site's attributes, such as its strategic location, accessibility, and potential to cater to diverse community needs, resonate with the CCRP's vision for sustainable development and growth. By recognising and capitalising on these site-specific merits, the proposed development is poised to be a harmonious and integral component of the broader regional planning framework, contributing positively to the realisation of the CCRP's overarching vision for a thriving, sustainable, and inclusive Central Coast community.



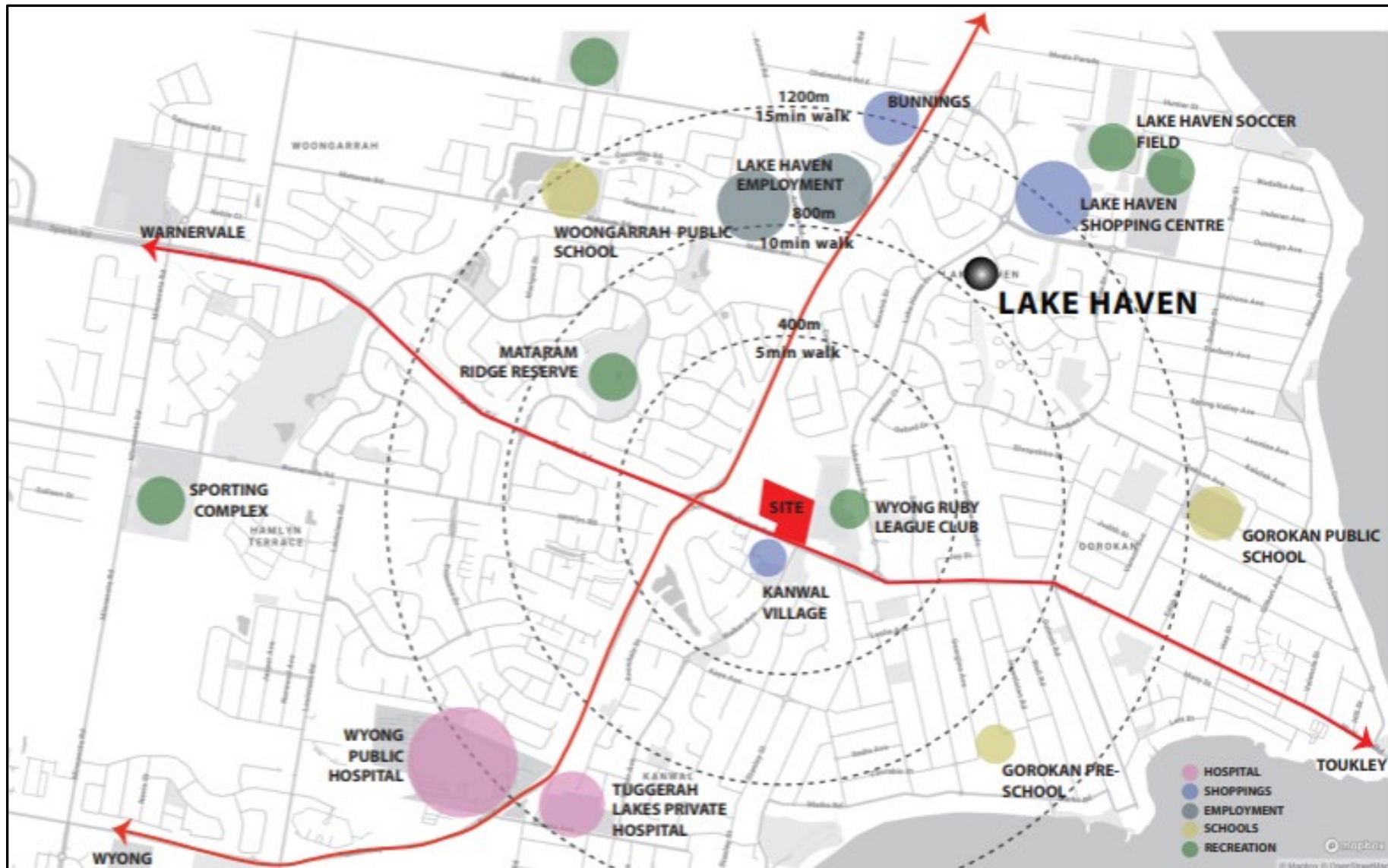


Figure 12: 15-minute neighbourhood (PTW Architects, 2024)



**Figure 13: Density Comparison to Tuggerah (PTW Architects, 2024)**



**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). The proposed development aligns seamlessly with this objective by adopting a comprehensive approach that addresses the need for housing while simultaneously fostering job creation during construction and the establishment of additional commercial land. The proposed commercial uses, serve as a supporting extension of 'Kanwal Village,' enhancing connectivity and complementing the existing local businesses.</p> <p>Strategically positioned in a central location, the development acts as a catalyst to "bring homes to jobs," mitigating the challenges associated with long commutes for workers. The project's proximity to hospitals, commercial centres, and industrial areas to the north and west further solidifies its contribution to creating a prosperous Central Coast. Emphasising a well-connected environment, the development is designed to integrate with the existing Kanwal Village, establishing itself as a supportive hub for the local community.</p> <p>Furthermore, the proposal incorporates commercial office spaces to enhance the development's functionality and provide a holistic living experience for residents. By building additional capacity for local businesses, the proposal aims to create a symbiotic relationship with the existing Kanwal centre. This approach not only supports economic vibrancy but also ensures the sustainable growth of the local community, aligning with the overarching goals of the Central Coast Regional Plan.</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 that significant 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</p>

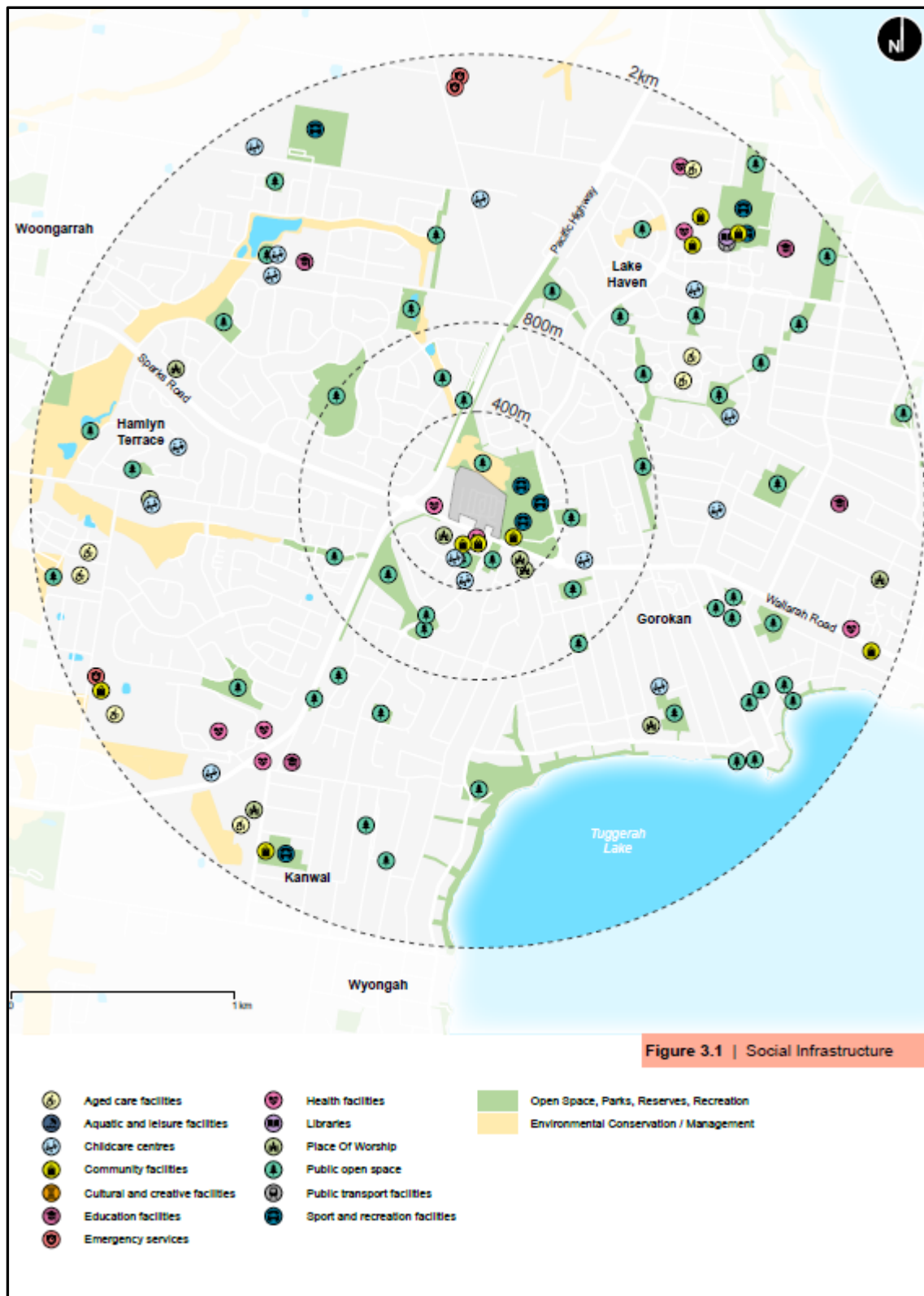
		<p>neighbourhoods, opportunities to invest in these neighbourhoods over the 20-year life of the plan will realise the right growth, community, resilience, and equity outcomes. The site provides an excellent opportunity to create a vertically integrated development, positioned within walking distance to the existing Kanwal Village and less than 15 minutes from several major local centres (Wyong, Lake Haven, Warnervale, Wyong Hospital).</p> <p>The local area is well provisioned with public open space and community facilities as outlined with in the Community and Social Needs Assessment contained at <b>APPENDIX 12</b> and shown in <b>FIGURES 14-15</b>.</p> <p>There are three public primary schools and one public high school within 2km of the site. Examples of additional social infrastructure within walking distance of the site include a medical practice, childcare centre, community centres, places of worship, sporting and recreational facilities and public transport services.</p> <p>The travel time to major locations, centres and facilities include:</p> <ul style="list-style-type: none"> <li>• Directly opposite and within walking distance to the existing council community centre and childcare</li> <li>• 5 min drive to Wyong Hospital</li> <li>• 5 min drive to Budgewoi and Tuggerah Lake</li> <li>• 10 min drive to Toukley</li> <li>• 4 min drive to Lake Haven Centre</li> <li>• 5 min drive to Wadalba Growth Centre</li> <li>• 7 min drive to future Warnervale Employment Area and Northern Growth Corridor</li> <li>• 9 min drive to Warnervale Airport.</li> <li>• 5 min drive to Charmhaven Growth Area</li> </ul>
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 <b>APPENDIX 6</b>.</p> <p>The site is also located at the major intersection of two key transit routes as identified in <b>FIGURE 8</b>.</p>
5	Plan for 'nimble neighbourhoods', diverse	<p>In relation to 'Nimble Neighbourhoods' (p. 48, Strategy 5.1), the plan is to provide for most new</p>

	housing and sequenced development	<p>dwelling 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 housing 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' 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 development of the site for higher density will support the existing neighbourhood centre of Kanwal and surrounding emerging Strategic Centres such as Lake Haven and Warnervale. The existing centre (including services and transport) can support this level of intensification.</p>
6	Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments	<p>The proposed development integrates environmental considerations into its design. A significant portion of the project is dedicated to public open spaces, strategically incorporating tree planting opportunities to enhance greenery and biodiversity. Notably, the site holds no heritage values, and the existing vegetation, characterised by low-quality regrowth, will be replaced with a more robust and diverse assortment of flora as an integral part of the development process.</p> <p>In line with environmental stewardship, the proposal provides approximately 320 new trees, contributing to the augmentation of the local ecosystem. This initiative aligns with broader conservation efforts and promotes ecological sustainability. Moreover, the development's emphasis on increased densification and urban consolidation serves as a proactive strategy to alleviate land-use pressures on outer</p>

		<p>areas. By decreasing the need for land-use clearing in these areas, the project actively contributes to the preservation of the environment. Simultaneously, this approach minimises the inefficient provision of infrastructure, optimizing resource utilisation and promoting a more sustainable urban form.</p> <p>In essence, the proposal not only addresses Objective 6 but also strives to exceed conservation expectations by fostering a balance between urban development and environmental preservation within the Central Coast region.</p>
7	Reach net zero and increase resilience and sustainable infrastructure	<p>The proposal will integrate a range of efficiency measures to enhance sustainability, including the incorporation of solar energy and water harvesting systems. The utilisation of solar technology will not only contribute to a more environmentally friendly and renewable energy source but also reduce the development's carbon footprint. Additionally, water harvesting systems will play a crucial role in resource conservation, capturing and utilising rainwater for various purposes within the development, promoting responsible water management practices and reducing reliance on traditional water sources. These efficiency measures underscore the commitment to creating an eco-conscious and resource-efficient development. 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.</p>
8	Plan for businesses and services at the heart of healthy, prosperous, and innovative communities	<p>The proposed development is designed to complement the existing village centre. By strategically supporting the existing Kanwal Village Shops, the planning and design of the site not only ensure the logical expansion of the area but also anticipates an increased influx of customers from the growing population, thus bolstering the vitality of the existing village centre.</p> <p>Integral to the development's vision is the provision of housing tailored to accommodate new workers. This housing is poised to play a pivotal role in supporting the growth of existing employment areas while also contributing to the establishment of new employment zones in the strategically significant locations of Warnervale and Lake Haven, and also supporting the</p>

		<p>growth of the hospital precinct in Wyong. This approach not only aligns with community prosperity goals but also fosters a synergistic relationship between residential and employment sectors.</p> <p>Moreover, the proposal includes the incorporation of additional commercial floor space, which is designed to cater to the diverse needs of the community and, importantly, complements the existing Kanwal Village Shops. The development seeks to enhance the existing Kanwal Village Shops by offering complementary commercial office space, ensuring that the project acts as a catalyst for a thriving, interconnected community rather than a competitor.</p>
No	Central Lakes District Planning Priority	Response
3	Retrofit suburban areas to enhance quality of life	<p>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, cycling or buses, with an existing bus stop adjoining the site. The inclusion of affordable housing 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, as identified within the Economic Needs and Impact Assessment contained at <b>APPENDIX 4</b>. The provision of well designed open spaces such as a playground and public plaza, as well as the creation of activity centres will encourage utilisation within the site.</p>





**Figure 14: Social Infrastructure (Community and Social Needs Assessment, AAP)**

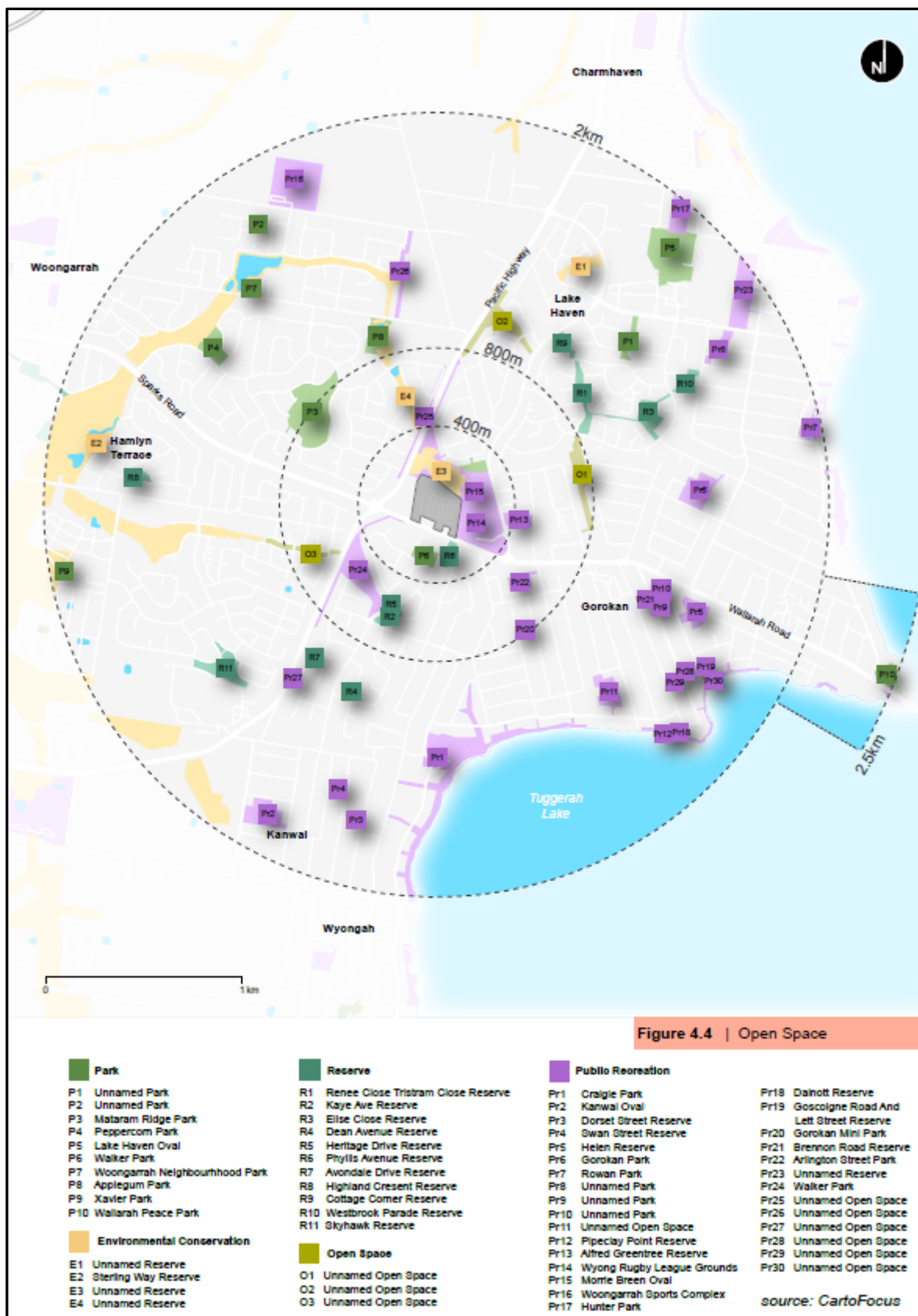


Figure 15: Open Space (Community and Social Needs Assessment, AAP)

**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 CCLSPS 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 CCLSPS provides a projection of 41,500 more dwellings by 2036 to house 75,500 more people by 2036 (p.23). While the LSPS adopts a centres-based approach, it is essential to clarify that this approach does not serve as an obstacle to the development of other areas that can clearly exhibit their strategic value. The proposal aligns with the core objectives of both the CCLSPS and CCRP, emphasising the promotion of higher densities within established urban zones. This strategic alignment places a distinct emphasis on urban infill and consolidation, steering away from greenfield releases.

The planning proposal will give effect to Part C Strategic Framework through the inclusion of higher 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 with a range of different typologies. The yield breakdown is consistent with the need identified within the Economic Needs and Impact Assessment (**APPENDIX 4**) and the Community and Social Needs Assessment (**APPENDIX 13**), ensuring that the development caters to a range of different affordability, need and family structures. Additionally, 15% of the apartments will be allocated for affordable housing and 30% will be allocated as Independent Living Units (ILUs) for downsizers.

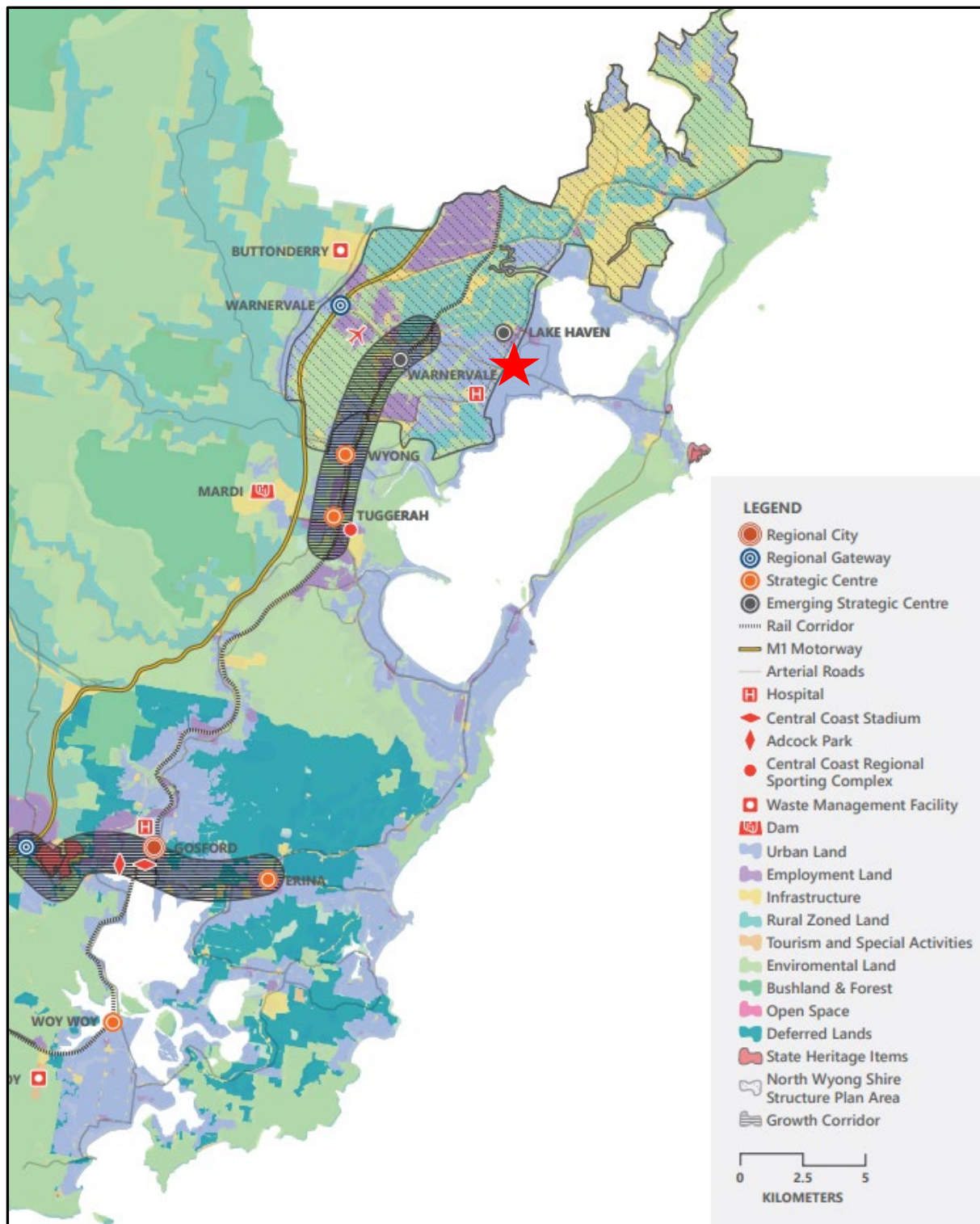
The planning proposal is also consistent with Part D Direction for Sustainable Growth through its compliance with the strategies proposed, as demonstrated in **TABLE 2**.

The site's strategic location in proximity to the existing and emerging strategic centres, growth corridors and identified urban release area (**FIGURES 15-16**) make for the logical infill development of the site to achieve housing density targets as outlined in the CCLSPS.



**Figure 16: Centres and Corridors Hierarchy (Central Coast LSPS 2020)**





**Figure 17: Housing Precincts (Central Coast LSPS 2020)**

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

Criteria Summary	Response
<b>Part C Strategic Framework</b>	
<b>One Direction for Growth</b>	
<p>Growing within our existing and future planned infrastructure and services capacity will support the Region's sustainable growth over the long term</p>	<p>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.</p>
<b>Pillars of Planning</b>	
<p>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.</p>	<p>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 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>
<b>Urban Management Strategies</b>	
<p><b>01 Revitalise our Centres</b> 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 commercial uses.</p> <p>Through careful urban planning, the project strives to make the centres more appealing, drawing residents and visitors</p>

	<p>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 commercial offices, enhancing the proposed development's social and economic activity without impacting on existing and emerging centres as outlined in <b>APPENDIX 4</b>. 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 through the connection to the Wyong Leagues Club.</p>
<p><b>02 Renew the Urban Form</b></p> <p>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>It will also create walkable connections between key nodes, being the existing Kanwal local centre and the Wyong Leagues Club as well as increase local employment and population. This will activate the centre in a local area that is supported by existing public transport, is proximate to other key infrastructure (i.e., public, and private hospitals) and supports more affordable housing options.</p>
<p><b>03 Define the Urban Edge</b></p> <p>Will define where urban development should stop, and environmental protection starts.</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>
<p><b>04 Create a Sustainable Region</b></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

01 Gear development to our infrastructure capacity 02 Prioritise sustainable growth in existing centres. 03 Renew our Centres as places for people	<p>The proposed development site resides on the fringe of the Warnervale growth corridor, as well as other emerging centres such as Lake Haven, and urban release areas at Wadalba, Charmhaven and Woongarah, and at the major intersection of two key transit routes. The east-west transit corridor provides for through connections between Warnervale and Toukley. Similarly, the north-south corridor provides connections between Sydney, Wyong, Tuggerah, the Northern Lakes growth areas and Newcastle. The location has been chosen for its suitability for revitalisation and higher 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>
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### Housing

01 Provide well designed housing with high standards of sustainability features 02 Meet diverse housing needs of the community 03 Plan for future urban releases	<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 and an additional 30% for Independent Living Units (ILU's) for those seeking to downsize.</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>
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### Environment

01 Create sustainable and resilient communities.	<p>The development's mixed-use design actively cultivates sustainable and resilient communities by integrating commercial facilities within a residential framework. By minimising the necessity for extensive commuting, this integrated model significantly reduces transportation burdens on the broader community, simultaneously enhancing the overall liveability for residents.</p> <p>This mixed-use paradigm not only injects urban vitality into the community but also aligns with principles of sustainability and</p>
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	<p>social connectivity.</p> <p>The development facilitates proximity to existing amenities such as schools, open spaces, bus services, and the Kanwal Village Shops, fostering a comprehensive and interconnected neighbourhood. The result is a community that not only thrives economically but also maintains a sustainable and socially vibrant character.</p>
<b>Open Space</b>	
03 Support neighbourhood parks accessible to local communities within walking distance and larger recreational multi-use open space destinations.	<p>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.</p> <p>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.</p> <p>The site will provide a new public park, with over 1 hectare of publicly accessible open space to be provided on site. Combined with the existing provision of local parks the proposal will exceed the recommended spatial requirements for the provision of local parks. A new high quality play space with shade and a mix of traditional and nature play, as well as open community spaces, will be provided as part of the development, given the high-density nature of the development as identified within</p> <p><b>APPENDIX 13.</b></p> <p>Throughout the course of the design evolution, the original yield has reduced from 800 apartments to 675 apartments, yet the overall provision of public open space has not been reduced.</p>

## Draft Central Coast Local Housing Strategy

Central Coast Council has developed a draft 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). The 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 18)**.

The LHS has identified ten key housing issues affecting the Central Coast LGA. The proposed development responds to these issues as outlined below:

### *1. Continuing rapid population growth is placing pressure on the housing market*

The sustained surge in population growth is exerting significant strain on the local housing market which is constrained by supply from the release of new land, which is predominantly low-density subdivisions. Presently, the Central Coast falls short of meeting the established housing targets outlined in both the CCRP and the CCLSPS. In response to this housing shortfall and the escalating demand fuelled by rapid population growth, the proposed development aims to introduce 650 additional dwellings. Positioned as a logical infill solution, this development leverages existing serviceability and infrastructure, providing a timely and pragmatic response to the urgent housing needs of the Central Coast.

### *2. There is a shortage of low-cost rental accommodation*

A scarcity of affordable rental options in the region underscores the pressing need for accessible housing. Recognising the challenges faced by individuals seeking low-cost rental accommodation, the proposed development takes a proactive approach. By dedicating 15% of its housing units to affordable options, approximately 102 rental apartments will be made available, contributing significantly to meeting the demand for cost-effective housing solutions in the community. This commitment aligns with the overarching goal of enhancing housing affordability and diversity, ensuring that a broader spectrum of residents can benefit from the development's offerings.

### *3. The current housing stock is not diverse enough to accommodate future demand*

Recognising the evolving needs and preferences of the community, the current housing stock faces challenges in meeting future demand for diverse living options. In response, the proposed development takes a forward-thinking approach by introducing a mix of 1, 2, and 3-bedroom apartments, catering to a spectrum of household sizes and lifestyles. This strategic blend not only accommodates the changing demographics but also addresses a key housing market dynamic. The inclusion of 30% Independent Living Units (ILUs) is designed to accommodate those seeking alternative housing arrangements, providing a seamless transition for residents moving from larger family homes. This intentional design strategy not

only enriches housing diversity but also unlocks the broader housing market by allowing residents to transition into more suitable and manageable living spaces, thus promoting a dynamic and sustainable housing ecosystem.

*4. Housing design and location needs to respond to changing housing preferences*

The diversity in housing composition and size responds to the changing housing preferences within the community. The introduction of apartment living addresses an existing gap in regional housing options. Its strategic location near key areas ensures access to job opportunities and recreational activities.

*5. Demand for housing suited to older people and people with a disability is expected to increase significantly*

Recognising the anticipated surge in demand for housing tailored to the needs of older individuals and those with disabilities, the development allocates 30% of its space to Independent Living Units (ILUs). This dedicated portion is designed to cater to the unique requirements of an ageing population, offering not only housing solutions but also fostering a supportive and inclusive environment with access to services provided within the site.

*6. There is a growing need for smaller more affordable dwellings*

The proposal incorporates a mix of housing types, such as one, two, and three-bedroom apartments, to meet the demand for affordable living spaces and also facilitate a shift in housing dynamics. As residents transition from larger, more resource-intensive homes to smaller, more efficient apartments, the development provides more housing options. This transition not only aligns with changing housing preferences but also fosters a more sustainable and diverse housing environment.

Furthermore, the inclusion of various apartment sizes encourages individuals and families to occupy only the density they require, promoting efficient use of space. This approach not only meets the diverse housing needs of the community but also supports a more sustainable and balanced housing market by offering suitable options for residents at different life stages. Ultimately, the development's commitment to providing smaller, more affordable dwellings contributes positively to the broader goal of creating a vibrant and inclusive housing landscape.

*7. The changing environment presents long term challenges to quality of life and risks to livelihoods*

By adopting sustainable and resilient design principles, the development is dedicated to mitigating risks to the quality of life and livelihoods of the community. The incorporation of environmental features, such as energy-efficient measures and extensive green spaces, exemplifies the commitment to fostering a sustainable and resilient community.

Through thoughtful urban planning, the development seeks to create a community that adapts to environmental changes and minimizes potential risks. By promoting sustainability, the project not only enhances the quality of life for current residents but also establishes a foundation for future resilience against environmental challenges. In doing so, the development aligns with the broader vision of fostering a sustainable and resilient community that thrives in the face of evolving environmental conditions.

*8. A growing number of households in the LGA are struggling with housing affordability*

*and are living in housing stress*

The development recognises the increasing challenges faced by a growing number of households in the LGA grappling with housing affordability, resulting in housing stress. In response, the project aims to contribute to alleviating this issue by providing diverse housing options, including affordable housing, to meet the varied needs of the community.

In addressing housing affordability concerns, the development provides a range of housing choices that cater to different income levels. By incorporating affordable housing solutions, the project seeks to improve the overall affordability landscape within the LGA. This commitment aligns with the broader goal of fostering an inclusive and accessible community where residents can enjoy secure and affordable housing options, thereby mitigating housing stress for a significant number of households.

*9. There are constraints on the supply of zoned and serviced residential land*

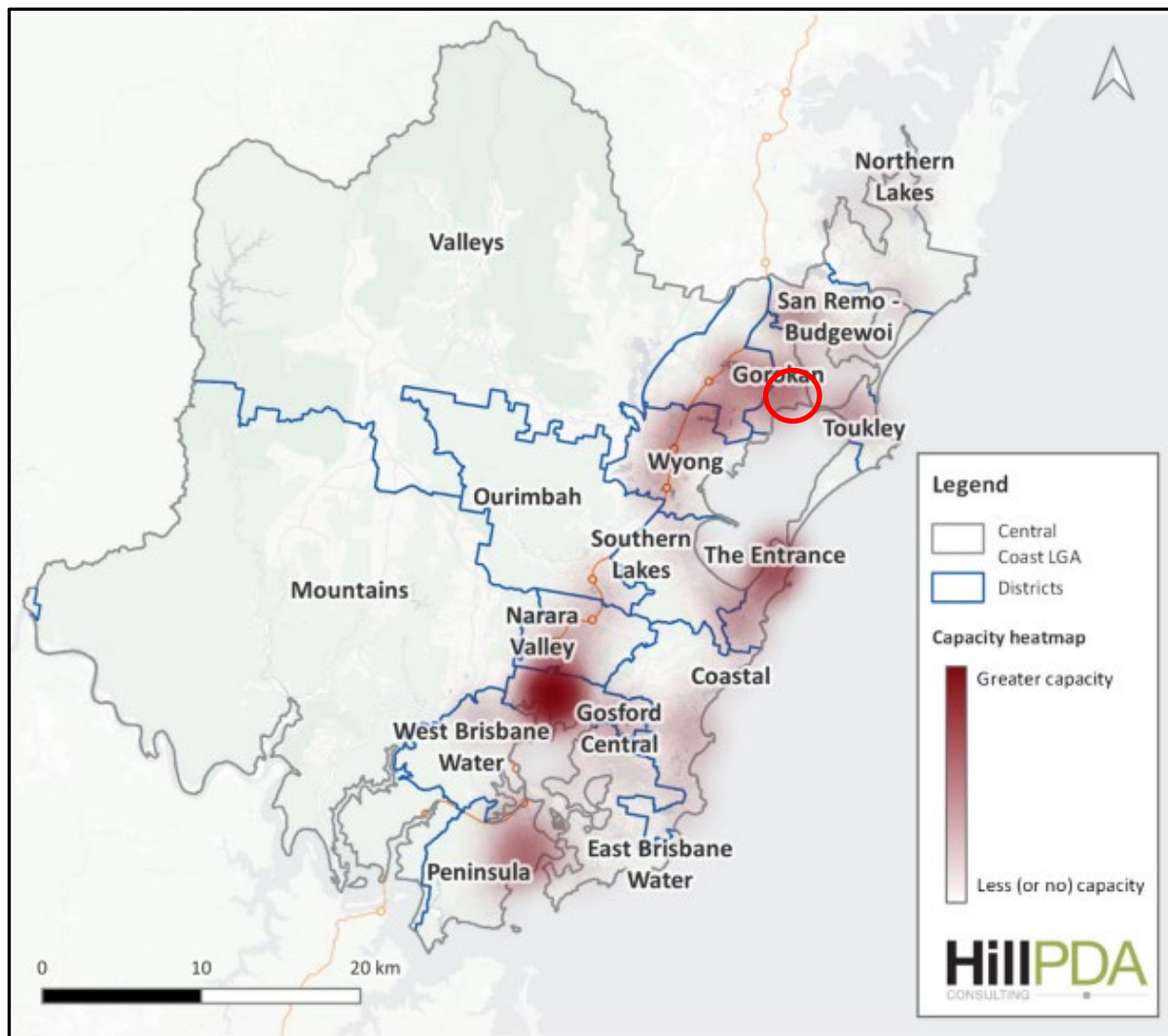
The development site is designated as R1 General Residential, allowing for shop top housing with consent. This zoning positions the site as a logical infill location with minimal constraints. The proposed development effectively addresses this by contributing to development in a suitably zoned area. While adjustments to the building height and floor space ratio are necessary to accommodate the desired density, these changes are viewed as instrumental in addressing challenges related to the supply of zoned and serviced land. Overall, the modifications align with the project's objective of optimising land use within established regulatory frameworks.

*10. Residents desire a balance between housing growth and the attributes they value about the Central Coast*

The proposed development aligns seamlessly with the community's desire for balanced growth, respecting the qualities of the Central Coast. It values nature, social, and cultural aspects, embracing sustainability and sensitive design to balance expansion with preservation. By thoughtfully managing growth, the development aims to elevate the region's unique atmosphere, safeguarding village character and preserving natural areas. This approach mirrors the community's vision for a well-balanced blend of housing expansion while protecting the essential character of the region.

In addition, the development represents a logical infill strategy, repurposing the existing site, which currently houses the outdated Oasis Caravan Park, into a vibrant and purposeful community space. With the caravan park reaching the end of its functional life, this transformation adheres to the principles of logical infill, making efficient use of urban space and revitalising the area with a contemporary, sustainable development. These proposed changes aim to bring positive enhancements to the site, creating a valuable asset that aligns with the evolving needs of the community.

To this extent, the planning proposal is in full alignment with the objectives outlined in the draft Strategy.



**Figure 18:** Heatmap identifying 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 proposal will also preserve existing urban character, by providing densities in a centralised location with access to services, thereby reducing the need to provide higher densities in suburban areas by creating smaller lots. Efficiency is maximised when concentrating densities in centralised locations, as opposed to the more challenging task of retrofitting suburbs, which poses difficulties in upgrading existing services. 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?**

Draft Central Coast Regional Transport Plan

The draft Central Coast Regional Transport Plan (CCRTP) has been developed in response to the projected population growth of approximately 70,000 people by 2041 within the Central Coast Region. To this extent, the plan provides a vision for how the region's transport network, infrastructure and services will be managed and developed over time to support growth in a sustainable way.

The CCRTP identifies the key objectives, consistent with the outcomes delivered within this planning proposal:

- *A connected region*
- *An integrated network*
- *Inter-regional connection*
- *Integrated transport, land use and infrastructure*
- *Supporting economic development*
- *Supporting tourism*
- *Greater safety*
- *A more resilient region*

The proposed development, situated at the crossroads of two key transit routes, offers substantial benefits to the community and the broader region through the enhancement of accessibility and connectivity, not only reducing congestion and travel times but also promoting multimodal transportation options. The east-west transit corridor provides for through connections between Warnervale and Toukley. Similarly, the north-south corridor provides connections between Sydney, Wyong, Tuggerah, the Northern Lakes growth areas and Newcastle. The result is an integrated and inter-regional network that supports economic development and improved tourism outcomes in the region.

There are existing public transport routes that service the area, with established bus stops immediately adjacent to the site. Easy access to public transport reduces dependence on private vehicles and results in better environmental outcomes. The development will support

the integration of existing transport and infrastructure with higher-density land use, without overburdening existing networks as demonstrated in the Traffic Impact Assessment contained at **APPENDIX 6**.

The internal road networks and site access points have been developed in consultation with TfNSW to reduce the impact on the existing road network. An intersection upgrade, including deceleration lanes, will form part of the development, resolving the existing road network issues in the area caused by traffic banking up at the existing lights. These improvements will lead to a more resilient region and negate any potential land-use conflicts or overburden on existing services. In this manner the proposal will resolve an existing issue for the benefit of the community.

To this extent, the development is consistent with the objectives outlined in the CC RTP.

### State Infrastructure Strategy 2022

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 commercial space provides 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><b>Chapter 4 Remediation of Land</b></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 <b>APPENDIX 11</b>. 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><b>The planning proposal is expected to be consistent with Chapter 4.</b></p>

## SEPP (Biodiversity and Conservation) 2021

### 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.

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).

A Biodiversity Assessment has been prepared and is provided at **APPENDIX 10**. The report concludes:

*'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.'*

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.

**The planning proposal is consistent with Chapter 4 of the SEPP (Biodiversity and Conservation) 2021.**

## SEPP (Housing) 2021

### Chapter 2 Affordable Housing

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 102 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.

**To this extent, further assessment of this SEPP is not required.**

### Chapter 3 Diverse Housing

Assessment against this SEPP has been undertaken. The proposed development does not meet the definitions outlined in this part.

**To this extent, further assessment of this SEPP is not required.**

## 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><b>To this extent, further assessment of this SEPP is not required.</b></p>
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## **SEPP (Transport and Infrastructure) 2021**

### **Chapter 2 Infrastructure (Division 17 Roads and Traffic)**

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 675 residential dwellings.

**To this extent, the development will require referral to TfNSW.**

## **SEPP (Exempt & Complying Development Codes) 2008**

*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.*

## **SEPP (Industry & Employment) 2021**

*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.*

## **SEPP No. 65 – Design Quality of Residential Apartment Development**

*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.*

## **SEPP (Precincts – Central River City) 2021**

*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.*

## **SEPP (Precincts – Eastern Harbour City) 2021**

*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.*

## **SEPP (Precincts – Regional) 2021**

*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.*

## **SEPP (Precincts – Western Parkland City) 2021**

*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.*

## **SEPP (Primary Production) 2021**

*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.*

## **SEPP (Resources & Energy) 2021**

*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.*

## **SEPP (Sustainable Buildings) 2022**

*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.*



## 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
<b>1. PLANNING SYSTEMS</b>	
<b>1.1 Implementation of Regional Plans</b> The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions, and actions contained in Regional Plans.	The planning proposal is consistent with the CCRP as explained in this proposal. <b>The planning proposal is consistent with Ministerial Direction 1.1 Implementation of Regional Plans.</b>
<b>3. BIODIVERSITY AND CONSERVATION</b>	
<b>3.1 Conservation Zones</b> 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.	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 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 <b>APPENDIX 10</b> 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. <b>The planning proposal is consistent with Ministerial Direction 3.1 Conservation Zones.</b>
<b>3.2 Heritage Conservation</b> The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	An Aboriginal Heritage Assessment Report has been prepared and is provided at <b>APPENDIX 5</b> . 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. The AHIMs Search identifies that 0 Aboriginal sites have been declared on or near the site (within 200m). The site

	<p>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 the planning proposal.</p> <p>The Archaeological Due Diligence Assessment independently reviewed by the Darkinjun Aboriginal Land Council and the findings were confirmed.</p> <p><b>The planning proposal is consistent with Ministerial Direction 3.2 Heritage Conservation.</b></p>
<b>4. RESILIENCE AND HAZARDS</b>	
<p><b>4.1 Flooding</b></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 <b>APPENDIX 9</b>.</p> <p><b>The planning proposal is consistent with Ministerial Direction 4.3 Flooding</b></p>
<p><b>4.3 Planning for Bushfire Protection</b></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 (<b>APPENDIX 8</b>). 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><b>The planning proposal is consistent with Ministerial Direction 4.3 Planning for Bushfire Protection.</b></p>
<p><b>4.4 Remediation of Contaminated Land</b></p> <p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p>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 (<b>APPENDIX 11</b>). 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</p>

	<p>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><b>The planning proposal is consistent with this Direction.</b></p>
<p><b>4.5 Acid Sulfate Soils</b></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><b>The planning proposal is consistent with Ministerial Direction 4.1 Acid Sulfate Soils.</b></p>
<b>9. PRIMARY PRODUCTION</b>	
<p><b>9.1 Rural Zones</b></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><b>The planning proposal is consistent with Ministerial Direction 9.1 Rural Lands.</b></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.

For older residents, the proximity to medical facilities and essential services ensures accessibility to healthcare and amenities tailored to their needs, complementing the proximity to Wyong Public and Private Hospitals. The availability of 1 and 2 bedroom units, and the inclusion of Independent Living Units, allows them to consider downsizing, freeing up larger homes and contributing to housing stock turnover.

Young families benefit from the variety of housing options, which cater to their need for space and affordability. A childcare centre within walking distance of the site provides a convenient solution for working parents, enhancing work-life balance.

For workers in the area, the development's location near major transportation routes and its commercial spaces create economic opportunities. This proximity reduces commuting times, improving overall quality of life. Additionally, ground floor commercial spaces contribute to job creation within the community.

The proposal also addresses the issue of housing affordability by offering a mix of unit sizes, accommodating various budget constraints. This not only meets the immediate housing needs of the community but also promotes housing affordability and diversity. 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 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.

Job opportunities generated through the inclusion of ground floor commercial spaces will foster local employment. The convenience of on-site businesses encourages increased local spending and can lead to business growth. Furthermore, the development may boost property values in the area and contribute to infrastructure investment, positively impacting existing homeowners. The revenue generated from property and land taxes can support local services and facilities. Additionally, during the construction phase, local contractors and suppliers stand to benefit. The development will address current traffic issues on Wallarah Road through local infrastructure upgrades to the adjoining intersection, while development contributions allocated for the provision of both State and local infrastructure will directly benefit the local community.

The development offers a multifaceted economic advantage, stimulating job creation, local spending, property values, business growth, infrastructure investment, revenue for local governments, and opportunities in the construction sector. These economic contributions promise to enhance the overall economic vitality of the region. 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**). Pre-consultation with TFNSW has occurred during the process to identify and resolve traffic issues, and comments from TFNSW have been integrated to inform the design of the internal road network and access points. The Traffic Assessment has been updated following further feedback from DPHI throughout the review process. Road and intersection upgrades will be provided which will resolve existing issues with the adjoining intersection on Wallarah Road. 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 Maximum Building Height are provided Part 2 of this planning proposal (**FIGURE 19**). Formal maps will be prepared in accordance with the DPE's 'Standard technical requirements for spatial datasets and maps' following the public exhibition stage.



**Figure 19: Indicative Building Height Map (PTW Architects, 2024)**

## PART 5 – Community consultation

Initial consultation has been carried out with a number of state, regional and local organisations as follows:

- Transport for NSW
- Subsidence Advisory NSW
- NSW Rural Fire Service
- NSW Department of Education and Training
- NSW Department of Health
- Regional Development Australia
- Minister for Central Coast
- Central Coast Council
- Pacific links housing
- Wyong Leagues Club
- Community Groups

Further formal consultation will occur following a Gateway determination.

## PART 6 – Project timeline

	Aug 23	Sep 23	Oct 23	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 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>									
Resubmission of Planning Proposal incorporating DPE feedback									
Public Exhibition <i>Exhibit for 28 days</i>									
Finalisation Process <ul style="list-style-type: none"> <li>- Respond to submissions &amp; post exhibition amendments.</li> <li>- Finalisation report and legal drafting.</li> </ul>									
Approvals and notification									
SSD Process (15% GFA of development)									