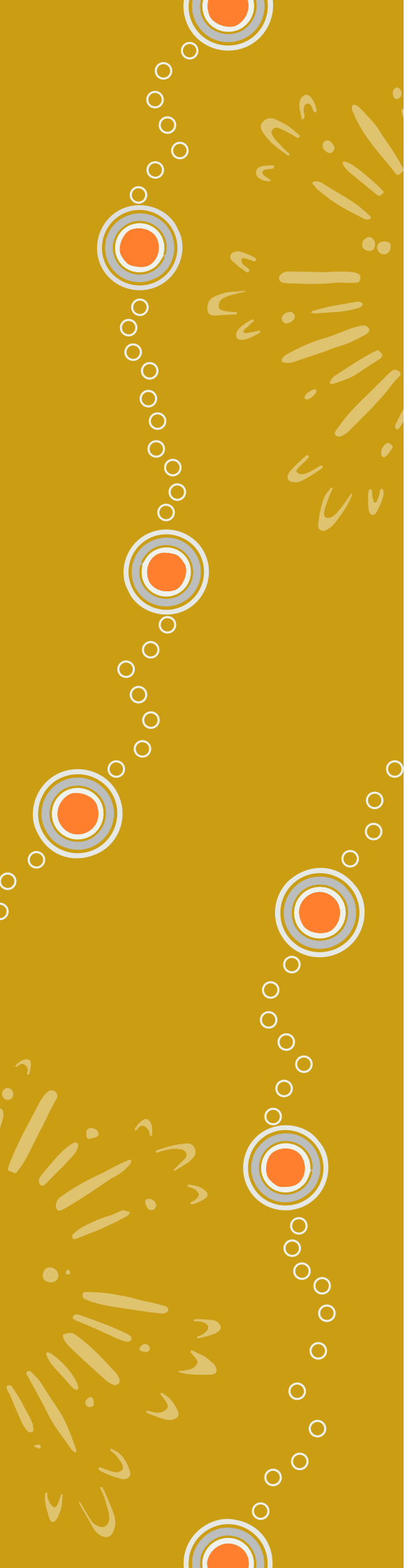

Development Delivery Plan: Darkinjung Local Aboriginal Land Council

Prepared by Department of Planning
and Environment, and Darkinjung
Local Aboriginal Land Council.

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Artwork (left and cover) by Nikita Ridgeway.

Acknowledgement

Darkinjung acknowledges that they operate and function on the lands of the Darkinyung people.

Darkinjung, its employees and members, pay our respect to Aboriginal people, lands and waterways on the Central Coast of NSW. We acknowledge those ancestors that defended, walked and managed Country for many generations before us and who have left a legacy of strong cultural practice, wisdom and knowledge today.

We acknowledge and recognise all Aboriginal people who have come from other First Nations groups and who have come to call Darkinyung Country their home. We acknowledge our Elders who are our knowledge holders, teachers and pioneers.

We recognise all Aboriginal people who were forcibly removed from their families and communities and acknowledge the negative impact and disconnection that historical child protection policies have had on Aboriginal families, communities and land.

We empower our youth who are our hope for a brighter and stronger future and who will be our leaders of tomorrow.

We acknowledge and pay our respect to all Darkinjung staff and members who have gone before us and we recognise their contributions to our culture, our Country and our community.

The Department of Planning and Environment acknowledges that it exists on the lands of the Darkinyung people, and on the lands of many other Aboriginal peoples.

The Department acknowledges Aboriginal peoples as the traditional custodians of the land of NSW, and shows its respect for elders past, present and emerging. We do this through thoughtful and collaborative approaches to our work, and by seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



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Executive Summary

This document is a Development Delivery Plan (DDP) prepared in accordance with *State Environmental Planning Policy (Planning Systems) 2021 – Chapter 3 Aboriginal Land* (the SEPP).

It applies to 31 sites in which the Darkinjung Local Aboriginal Land Council (Darkinjung LALC) has an interest.

This DDP is a collaboration between the Department of Planning and Environment, and Darkinjung LALC.

Darkinjung LALC was established under the *Aboriginal Land Rights Act 1983* (NSW) (ALR Act).

The ALR Act provides certain land rights to Aboriginal people in NSW. It recognises that as a result of Government decisions, the amount of Aboriginal land has been progressively reduced without compensation for Aboriginal people.

The ALR Act puts in place an Aboriginal land claims system which enables Local Aboriginal Land Councils to make a claim (for ownership) for areas of Crown Land which are not needed for an essential public purpose, or for a range of other reasons set out in the ALR Act. This process has the effect of progressively returning to Aboriginal people the ownership of some of the land from which they were dispossessed.

This DDP refers to: sites which have been transferred to the ownership of Darkinjung LALC through the Aboriginal land claims process; sites owned by the State of NSW which are the subject of an undetermined Aboriginal land claim made by Darkinjung LALC; and sites owned by the State of NSW which the NSW Government intends to transfer to the ownership of the LALC.

The ALR Act assigns specific responsibilities to Local Aboriginal Land Councils – which means that LALCs are distinctly different from other landowners in NSW. These responsibilities include the preparation of a Community, Land and Business Plan – with which any business enterprise of the LALC must be consistent. LALCs are charitable statutory bodies corporate,

wherein all of the financial proceeds of a LALC's operations must be reinvested into improving, protecting and fostering the best interests of all Aboriginal persons within the LALC's area.

This DDP has regard to Darkinjung LALC's *Community, Land and Business Plan 2020-24* – particularly Goal 3: “To ensure the prosperity of our community through effective management of current and future assets.”

This DDP builds upon the *Interim Darkinjung Development Delivery Plan* (for four sites) released in February 2019 as part of the Aboriginal Land Planning Framework. This final DDP has the effect of superseding and replacing the *Interim DDP*.

The Aboriginal Land Planning Framework released in February 2019 was intended to better align the NSW planning system (under the *Environmental Planning and Assessment Act 1979*) with the ALR Act – to better enable LALCs across NSW to achieve their aspirations for their land.

The Aboriginal Land Planning Framework provides additional planning pathways (detailed in this document) to a LALC which has an approved DDP. A DDP does not, in itself, provide approval for specific development.

For each of the 31 sites included, this DDP addresses the requirements of the SEPP – including: the general objectives of the LALC for the land; the nature of development proposed for the land; the basis on which the development is proposed, having regard to applicable economic, social and environmental factors; and strategies, actions and a program for achieving the objectives for the land. For each site, regard is given to the *Central Coast Regional Plan 2041*.

Abbreviations

ALR Act: Aboriginal Land Rights Act 1983.

DDP: Development Delivery Plan.

LALC: Local Aboriginal Land Council.

SEPP: State Environmental Planning Policy.



Darkinjung Local Aboriginal Land Council (Darkinjung LALC)

Darkinjung LALC, in the Central Coast region of NSW, was established under the *Aboriginal Land Rights Act 1983* (ALR Act).

Darkinjung LALC covers an area extending from Catherine Hill Bay and Lake Macquarie to the north, the Hawkesbury River to the south, the Pacific Ocean to the east, and Watagan Mountains, McDonald River and Wollombi up to Mt Yengo to the west. This area is generally shown on figure 1.

Darkinjung LALC is located within the local government area of Central Coast Council.

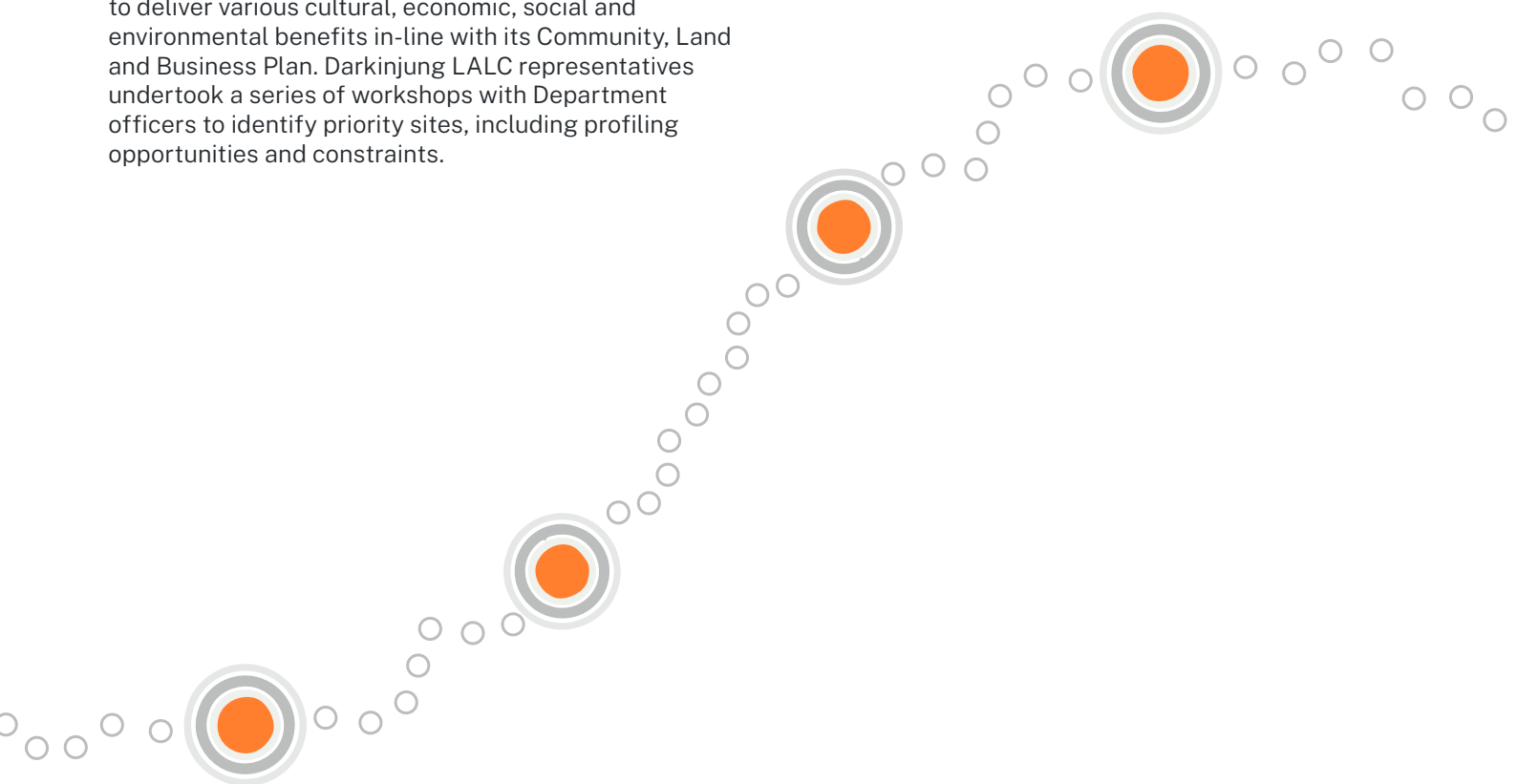
Over the years, Darkinjung LALC has experienced challenges in trying to progress its development aspirations on its freehold land – including challenges presented by the planning system in NSW. These challenges stem, in part, from a lack of community and government understanding of the role of the ALR Act, and the land claims process, in enabling economic development for Aboriginal people and compensating Aboriginal people for the dispossession of their land.

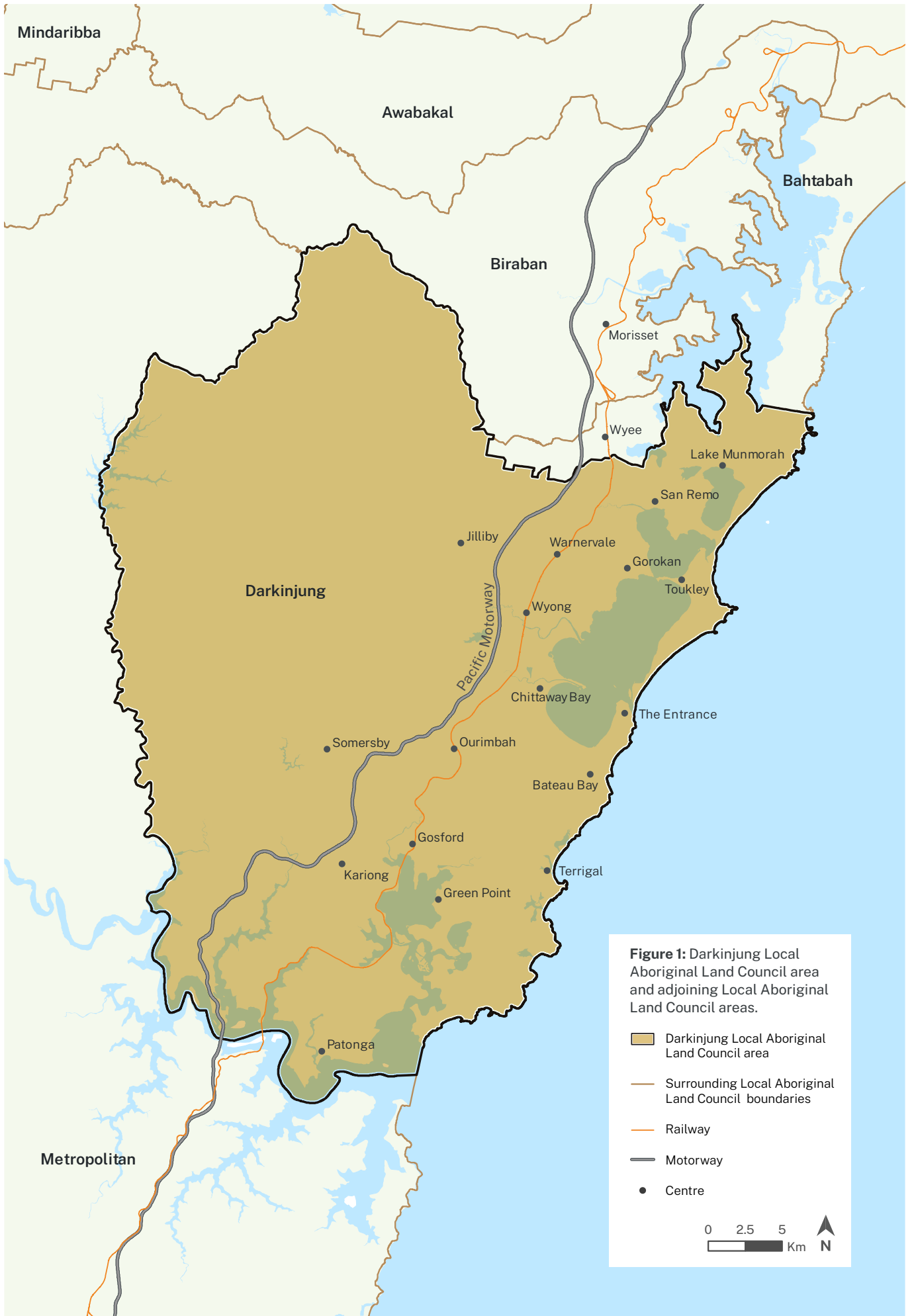
Overview of Darkinjung LALC land

Darkinjung LALC currently owns approximately 3,700 ha of land across the Central Coast local government area. Much of this land is expected to never be developed – and represents an expansive conservation estate. Furthermore, there is potential for land owned by the LALC to increase over time through the determination of further Aboriginal land claims, or through other land negotiations or purchase.

As part of the preliminary work related to the preparation of a DDP, Darkinjung LALC completed an audit of its land to identify sites that appear suitable to deliver various cultural, economic, social and environmental benefits in-line with its Community, Land and Business Plan. Darkinjung LALC representatives undertook a series of workshops with Department officers to identify priority sites, including profiling opportunities and constraints.

As part of this process, a large proportion of land owned by Darkinjung LALC was considered to have high conservation and cultural importance and has not been proposed for development, and is not included in this DDP. Of the approximately 3,700ha of land that Darkinjung LALC owns, the 31 sites in this DDP (which includes some land not currently owned by the LALC, as separately detailed) cover approximately 1,613ha. Importantly, the 31 sites include significant areas of conservation land and those parts of the sites are proposed to be protected.







NSW Aboriginal Land Rights Act 1983 and Local Aboriginal Land Councils

The ALR Act was passed by the NSW Parliament to provide land rights for Aboriginal people in NSW, and to establish a network of Aboriginal Land Councils to acquire and manage land. Darkinjung LALC is one of 120 LALCs in NSW.

The preamble of the ALR Act recognises that land in NSW was traditionally owned and occupied by Aboriginal people; and that land is of spiritual, cultural and economic importance to Aboriginal people. It recognises that as a result of government decisions, the amount of Aboriginal land has been progressively reduced without compensation for Aboriginal people.

The ALR Act puts in place an Aboriginal land claims system – which enables Local Aboriginal Land Councils to make a claim (for ownership) for areas of Crown Land which are not needed for an essential public purpose, or for a range of other reasons set out in the ALR Act. This process has the effect of progressively returning to Aboriginal people the ownership of some of the land from which they were dispossessed. The making of land claims by LALCs, and the determination of those land claims by the NSW Government, is an ongoing process.

This DDP refers (not exclusively) to sites which have been transferred to the ownership of Darkinjung LALC through the Aboriginal land claims process.

The ALR Act is underpinned by the principle of self-determination. The Australian Human Rights Commission recognises that, at its core, self-determination is concerned with the fundamental

right of people to shape their own lives. Further, Article 3 of the *United Nations Declaration on the Rights of Indigenous Peoples* states that Indigenous peoples have the right to self-determination. Article 4 recognises that, Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating to their internal and local affairs, as well as ways and means for financing their autonomous functions.

The NSW *Aboriginal Land Rights Act 1983* predates, and is distinct from, the Australian *Native Title Act 1993* (Cth). In NSW, the two Acts operate alongside each other.

Local Aboriginal Land Councils have functions that are set out in the ALR Act – which mean that LALCs are distinctly different from other landowners in NSW. The functions of each LALC include specific matters related to land acquisition, land use and management, protection of the culture and heritage of Aboriginal people in its area, and financial stewardship.

In terms of financial stewardship, a LALC is required to prepare and implement a community, land and business plan – and to facilitate any business enterprises consistently with that plan. LALCs are charitable statutory bodies corporate, wherein all of the financial proceeds of a LALC's operations must be reinvested into improving, protecting and fostering the best interests of all Aboriginal persons within the LALC's area.

Darkinjung LALC's Community, Land and Business Plan 2020-2024

This DDP has regard to Darkinjung LALC's *Community, Land and Business Plan 2020-24* (included at Appendix 1).

The Community, Land and Business Plan is prepared in accordance with the ALR Act – and sets out four strategic goals:

- **Goal 1:** Maintain, strengthen and celebrate Aboriginal values, our culture and our heritage.
- **Goal 2:** To enhance the social wellbeing and participation of our community.
- **Goal 3:** To ensure the prosperity of our community through effective management of current and future assets.
- **Goal 4:** Develop new Darkinjung businesses and grow our existing businesses while prudently managing our investments.

Goal 3 is particularly relevant to this DDP – and relates to the acquisition, management and development of land and other assets by Darkinjung LALC. Goal 3 aims to ensure the prosperity of the Aboriginal community

through effective management of current and future assets – through a series of objectives, including those referenced below.

Objective 17 is to progress and deliver Darkinjung LALC's priority projects. Objective 18 is to streamline and improve development pathway(s) for Darkinjung LALC's development projects – including through the preparation of a Development Delivery Plan.

This DDP helps to enable Goal 3 of the Community, Land and Business Plan by enabling additional planning pathways for Darkinjung LALC to develop its land. The development of its land can directly enhance the potential for Darkinjung LALC to bring about ongoing economic and social benefits for Aboriginal people in the Central Coast region.

To the extent that the planning system can facilitate development identified in this DDP (informed by the Community Land and Business Plan pursuant to the ALR Act) – a connection is made between land-use planning, and the role of the ALR Act in compensating Aboriginal people for the dispossession of land.

About this Development Delivery Plan (DDP)

This DDP has been prepared as a collaboration between Darkinjung LALC and the NSW Department of Planning and Environment (the Department), pursuant to State Environmental Planning Policy (Planning Systems) 2021 (referred to as the SEPP). Chapter 3 (Aboriginal Land) of the SEPP incorporates what was previously known as the Aboriginal Land SEPP.

For the purpose of clause 3.6(2) of the SEPP, this DDP was prepared by the Department on behalf of Darkinjung LALC.

This DDP applies to 31 sites (consisting of 94 lots). The 31 sites consist of:

- land owned by Darkinjung LALC (73 lots);
- land owned by the State of NSW which is the subject of undetermined Aboriginal land claims made by Darkinjung LALC, and separately subject to negotiation for transfer to Darkinjung LALC under the NSW government's Land Negotiation Program (19 lots); and
- land not owned by Darkinjung LALC, but which the NSW Government intends to transfer to the ownership of the LALC (2 lots at Peat Island, Mooney Mooney).

The inclusion in this DDP of certain land not currently owned by Darkinjung LALC, is intended to identify additional land (beyond that which it already owns) in which the LALC has a vested interest. It is intended that the DDP would formally apply to the un-owned land only if it becomes owned by the LALC. This arrangement recognises that the Aboriginal land claims process is ongoing – and that over time, Darkinjung LALC is likely to have additional land transferred to its ownership.

The 31 sites are addressed in further detail in this document on site information sheets – which include identification of the lots not currently owned by Darkinjung LALC.

This DDP builds upon the *Interim Darkinjung Development Delivery Plan* (for four sites) released in February 2019. This final DDP has the effect of superseding and replacing the *Interim DDP*. The four sites that were in the *Interim DDP* are included in this final DDP.

Requirements for a Development Delivery Plan (DDP)

Part 3.2(3.7)(1) of the Planning Systems SEPP requires that a DDP address various matters – including:

- set out the general objectives of the LALC for the land;
- set out the nature of development proposed for the land;
- set out the basis on which the development is proposed, having regard to applicable economic, social and environmental factors; and
- set out strategies, actions and a program for achieving the objectives for the land.

The SEPP also requires that regard be given to the applicable regional strategic plan, and the LALC's community, land and business plan.

This DDP addresses the requirements of part 3.2(3.7)(1). For each site, the site information sheets at the end of this document detail the nature of development proposed, and the basis on which development is proposed having regard to environmental factors. Economic and social factors are addressed in a section preceding the site information sheets for the 31 sites; as are the general objectives of the LALC for the land.

The DDP has regard to the applicable regional strategic plan (the *Central Coast Regional Plan 2041*) and the *Darkinjung Community, Land and Business Plan 2020-24*.

A program for achieving the objectives for the land (and related actions/strategies) is also included in this document – through a series of tables which set out the relative priority for each site, and whether the objectives for the site will initially be achieved through a planning proposal or development application.

The planning proposal process involves preparing and submitting an application which seeks to amend a Local Environmental Plan – including to change the zone which applies to an area of land. Changing the zoning of the land can allow it to be used for a different or broader range of uses. A planning proposal includes detailed documentation which address a range of matters, including the strategic merit and site-specific merit of the proposal. The public exhibition of a planning proposal allows for public submissions.

The development application process involves preparing and submitting an application which seeks approval for specific development to occur on an area of land. The application needs to address the consistency of the proposed development with the relevant Local Environmental Plan, State Environmental Planning Policies, and Development Control Plan. The public exhibition of a development application allows for public submissions.

Some sites in the DDP are affected by a particularly complex range of issues that will need to be further considered and addressed. This will benefit from a coordinated approach to State agency involvement. Bushells Ridge is an example of one of these sites.

A Development Delivery Plan provides a LALC with additional planning pathways

The following section on the Aboriginal Land Planning Framework provides context about DDPs. The Aboriginal Land Planning Framework – which consists of a number of related documents – provides additional planning pathways (detailed below) to a LALC which has an approved DDP.

A LALC with an approved DDP will still need to use the planning proposal process if it wants to pursue

the rezoning of its land; and would still need to use a development application or complying development certificate to obtain approval for specific development.

A DDP does not, in itself, rezone land or give approval for specific development. Aside from the mechanisms detailed below, LALCs are subject to the same planning and environmental controls as other development proponents across NSW.

Aboriginal Land Planning Framework

The Aboriginal Land Planning Framework came into effect in February 2019 (and was initially known as the Darkinjung Delivery Framework). It was intended to better align the NSW planning system (under the *Environmental Planning and Assessment Act 1979*) with the *Aboriginal Land Rights Act 1983* – to better enable LALCs across NSW to achieve their aspirations for their land.

The *Interim Darkinjung Development Delivery Plan* was released in conjunction with the Aboriginal Land Planning Framework.

The Aboriginal Land Planning Framework now consists of:

- State Environmental Planning Policy (Planning Systems) 2021 (the SEPP) – Chapter 3 Aboriginal land;
- Ministerial Direction (Development of Aboriginal Land Council land) (the Ministerial Direction); and
- Planning Circular PS 22-001 – Independent review of planning proposals for identified Aboriginal land (the Planning Circular).

In October 2020, the Aboriginal Land Planning Framework was complemented by the release of the Aboriginal Land SEPP Guideline.

The Aboriginal Land Planning Framework provides additional planning pathways for a LALC which has an approved DDP – as summarised below.

1. The SEPP requires that the assessment of a development application give consideration to a DDP that applies to the land.
2. The SEPP indicates that for land in a DDP, particular development – beyond what would normally be the case – is declared to be “*regionally significant development*”, and therefore determined by the relevant Planning Panel rather than the local council. For example, development with a capital investment value of more than \$5 million (for land in a DDP) is declared regionally significant development.
3. The Ministerial Direction applies to planning proposals for land in a DDP – and requires that a relevant DDP be taken into account when the planning proposal is prepared.
4. The Planning Circular establishes that an “*independent proposal review*” process is available for planning proposals that apply to land subject to a DDP. An independent proposal review can be requested by a LALC before a planning proposal has been submitted for a Gateway determination – as an alternative to initiating a planning proposal through a local council. The relevant Planning Panel would generally undertake the review, to determine whether the planning proposal should be submitted for a Gateway determination.

Strategic planning context

Central Coast Regional Plan 2041

The *Central Coast Regional Plan 2041* (Regional Plan), prepared by the Department, provides a framework to guide growth and change on the Central Coast and includes an objective to support the right of Aboriginal residents to economic self-determination (Objective 2). It is the regional strategic plan which applies to the sites identified in this DDP.

The Regional Plan commits to working collaboratively and cooperatively with Darkinjung LALC in the implementation of the Darkinjung Delivery Framework (including this Development Delivery Plan) which provides the strategic basis for a pipeline of development opportunities to enable Darkinjung LALC to achieve its social, cultural, economic and environmental objectives. The Regional Plan recognises that enabling Aboriginal people to gain economic benefit from their land will support broader regional development, biodiversity and social outcomes.

An understanding of the development potential of Darkinjung LALC land and alignment with the Regional Plan will help inform other long term strategic planning efforts, such as strategic biodiversity corridor planning and infrastructure planning and investment. The Department worked closely with Darkinjung LALC in the development of the Regional Plan.

Central Coast Local Strategic Planning Statement – Interim Statement August 2020

The Local Strategic Planning Statement (LSPS), prepared by Central Coast Council, provides a land use vision that will guide sustainable growth and development across the Central Coast region to 2036 and beyond.

The LSPS notes that strengthening the economic self-determination of Aboriginal communities and enabling Aboriginal people to gain economic benefit from their land will support broader regional development, biodiversity and social outcomes.

The four Darkinjung LALC sites from the *Interim Development Delivery Plan*, are included on the Housing Precincts map of the LSPS.

The LSPS notes that the Central Coast has one of the richest landscapes of Aboriginal cultural heritage in Australia, and Central Coast Council has committed to preparing an Aboriginal cultural heritage study aimed at improving understanding and protection of Aboriginal cultural heritage.

Darkinjung LALC and biodiversity conservation

“Before farming, pastoral activity and urban development, the landscape and waters were managed by Aboriginal and Torres Strait Islander peoples in such a way that Australia had some of the richest bio-diversity in the world. Even where soils were thin and rainfall restricted, a huge variety of flora and fauna flourished. But much of this diversity is being lost. Recognising Aboriginal and Torres Strait Islander people’s knowledge of the natural environment and incorporating that knowledge into the way we manage Australia’s natural resources today can help to sustain the country as well as the cultures and traditions of Aboriginal and Torres Strait Islander peoples”. Source: Council for Aboriginal Reconciliation, 2000. *Roadmap for Reconciliation: Recognising Aboriginal and Torres Strait Islander Rights.*

Darkinjung LALC, including its Aboriginal staff, members and affiliates, cares deeply for all land, waterways and animals within the traditional boundaries of the Darkinjung people. Darkinjung LALC is a significant landowner, managing and conserving much of its land which contains high biodiversity and conservation

values. Aboriginal people hold significant knowledge of their land and have various methods of maintaining their spiritual connection to Country and continuing to care for Country using traditional protocols developed and practiced for more than sixty millennia.

A large proportion of land that is owned by Darkinjung LALC is proposed to be conserved in perpetuity to ensure the protection and support of a rich biodiversity across the Central Coast region. The sites in the DDP that have been identified as potentially having capacity for development, will also contribute to an improved protection of biodiversity, with much of the area of most sites likely to remain undeveloped.

The Department is committed to working with Darkinjung LALC to explore pathways that recognise the role this important biodiversity can play in the region’s conservation outcomes and Darkinjung LALC’s environmental and economic aspirations.

The following two maps provide an overview of the location of the 31 sites in this DDP.

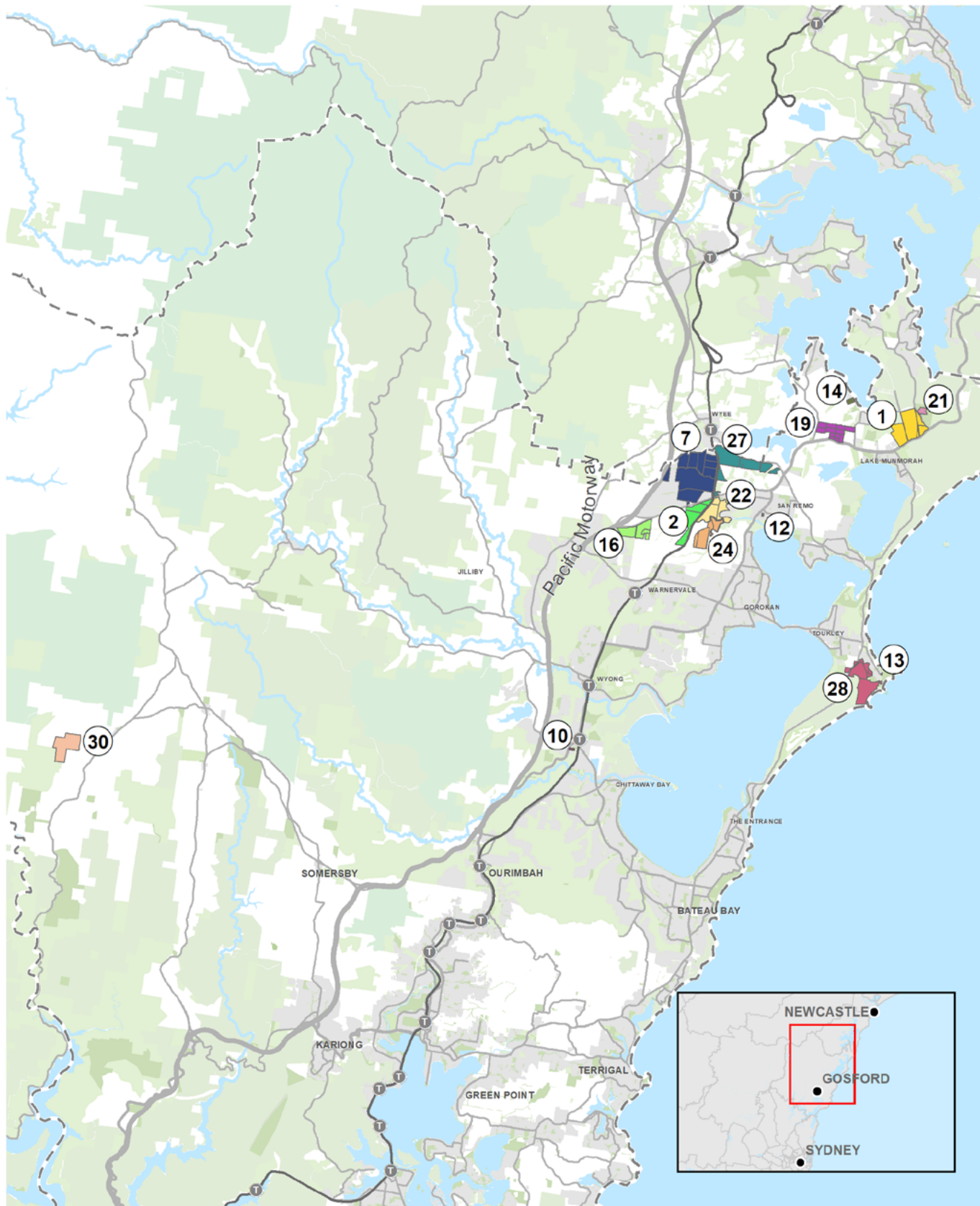


Figure 2: Overview of the 31 sites in this Development Delivery Plan – North



Sites

- | | | |
|---|---|---|
| Site 1: Lake Munmorah, Pacific Hwy | Site 13: Norah Head, Victoria St | Site 22: Charmhaven (Blue Haven West) |
| Site 2: Wallarah, Motorway Link Rd | Site 14: Kingfisher Shores, Tall Timbers Rd | Site 24: Charmhaven, Mona Rd |
| Site 7: Bushells Ridge, Bushells Ridge Rd | Site 16: Wallarah, Mountain Rd | Site 27: Doyalson, Wyee Rd |
| Site 10: Tuggerah, Pacific Hwy | Site 19: Doyalson North, Pacific Hwy | Site 28: Norah Head, Wilfred Barrett Dr |
| Site 12: San Remo (Northlakes Village) | Site 21: Crangan Bay, Kanangra Dr | Site 30: Mangrove Mountain, Bell Rd |

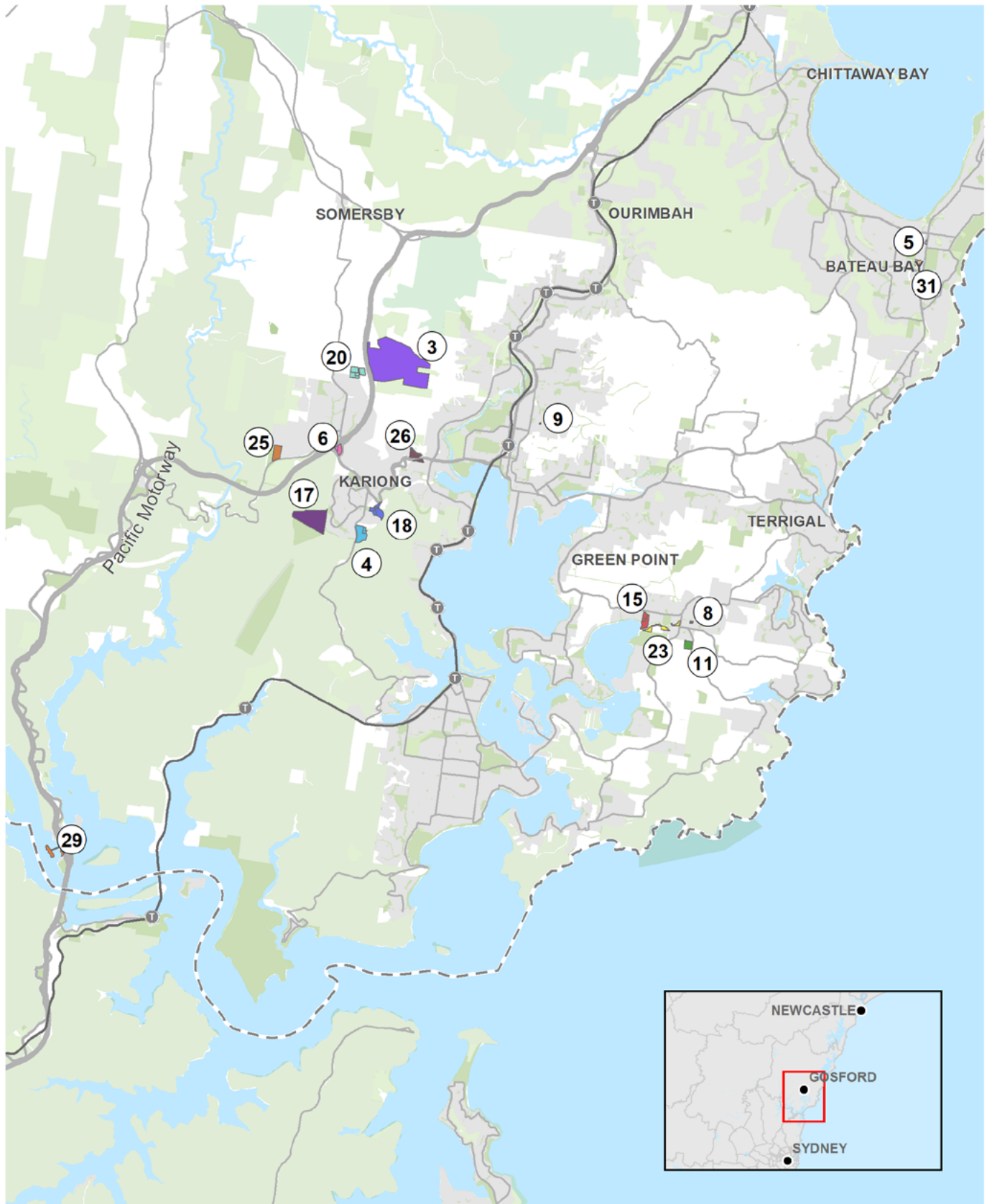


Figure 3: Overview of the 31 sites in this Development Delivery Plan – South

Sites

- | | | |
|-------------------------------------|--------------------------------------|--------------------------------------|
| Site 3: Somersby, Reeves St | Site 11: Kincumber, Brushwood Ave | Site 25: Somersby, Old Pacific Hwy |
| Site 4: Kariong, Woy Woy Rd | Site 15: Kincumber, Carrak Rd | Site 26: West Gosford, Koala Cr |
| Site 5: Bateau Bay, Morris Pl | Site 17: Kariong, Rees St | Site 29: Mooney Mooney (Peat Island) |
| Site 6: Somersby, Wisemans Ferry Rd | Site 18: Kariong (Jackson St) | Site 31: Bateau Bay, Bay Village Rd |
| Site 8: Kincumber, Wallan Rd | Site 20: North Somersby, Debenham Rd | |
| Site 9: North Gosford, Kirkness Ave | Site 23: Kincumber (Kincumber Creek) | |

Overarching program for achieving the objectives for the land in this Development Delivery Plan

A total of 31 sites are included in this DDP, including the four existing planning proposal sites identified in the *Interim DDP*.

Of these 31 sites:

- 12 are identified as short-term priority sites (including the Interim DDP sites);
- 11 are medium-term priority sites; and
- 8 are longer-term priority sites.

The following parts of the document provide details about the 31 sites:

- The figure below details the overarching program for achieving the objectives for the 31 sites.
- The two maps above shows the location of the 31 sites.
- The program tables below detail the sites according to their planning pathway and timeframe.
- The 31 site information sheets contain detail about each site.

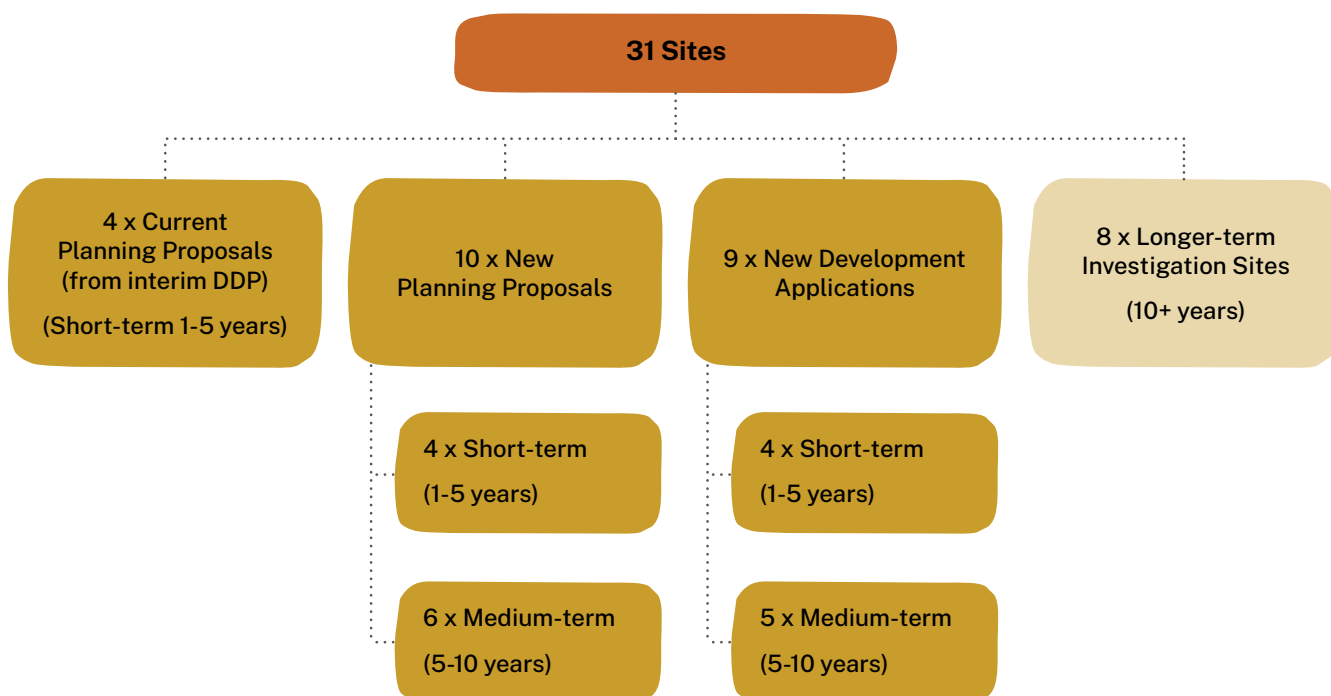


Figure 4: Overarching program for achieving the objectives for the land in this Development Delivery Plan.

Program: Four sites initially included in Interim Development Delivery Plan

Site No.	Site name	Nature of potential development proposed for the land	Status	Actions/strategies for achieving the objectives for the land	Expected completion for planning proposal
1	Lake Munmorah; Pacific Highway (PP-2021-917)	The planning proposal seeks to rezone land for low density and medium density residential development, public recreation, environmental management, and environmental conservation.	In progress (Post-exhibition stage).	The planning proposal was publicly exhibited from 22 April 2022 to 24 May 2022. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	2022
2	Wallarrah; Motorway Link Road (PP-2021-583)	The planning proposal rezoned the land for industrial development and environmental conservation.	Approved on 17 December 2020.	DLALC to determine preferred development scheme and prepare studies to support a development application for subdivision and development.	Completed in 2020
3	Somersby; Reeves Street (PP-2021-526)	The planning proposal seeks to rezone land for environmental management and environmental conservation, and to amend the minimum lot size control to allow 8 to 14 additional rural residential lots.	In progress (Pre-exhibition stage).	Finalise studies required in Gateway Determination. Following approval of the planning proposal –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.	2023
4	Kariong; Woy Woy Road (PP-2021-7303)	The planning proposal seeks to rezone land for low density residential development and environmental management.	In progress (Pre-exhibition stage).	Finalise studies required in Gateway Determination. Following approval of the planning proposal –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.	2023

Program: Four sites for short-term development applications (0-5 years)

Site No.	Site name	Nature of potential development proposed for the land	Actions/strategies for achieving the objectives for the land	Indicative timeframe for commencement
5	Bateau Bay; Morris Place	Retain B4 Mixed Use zoning. The site is a gateway to the Bateau Bay Village, and would potentially suit mixed use commercial, education, retail, health services and medium-high density residential uses; or other similar uses.	DLALC to determine preferred development scheme and prepare studies to support a development application.	1-5 years
6	Somersby; Wisemans Ferry Road	Retain IN1 General Industrial zoning. Opportunity to take advantage of transport links – would potentially suit service station with ancillary industrial uses; or other similar uses.	DLALC to determine preferred development scheme and prepare studies to support a development application.	1-5 years
7	Bushells Ridge; Bushells Ridge Road	Retain IN1 General Industrial zoning. Potential to be developed as a major warehousing, transport and logistics hub including a rail intermodal facility; part environmental conservation/management; or other similar uses.	DLALC to determine preferred development scheme and prepare studies to support a development application.	1-5 years
30	Mangrove Mountain; Bell Road	Retain C2 Environmental Conservation zoning. Potential cultural tourism uses; or other similar uses.	DLALC to determine preferred development scheme and prepare studies to support a development application.	1-5 years

Program: Six sites for medium-term development applications (5-10 years)

Site No.	Site name	Nature of potential development proposed for the land	Actions/strategies for achieving the objectives for the land	Indicative timeframe for commencement
8	Kincumber; Wallan Rd	Retain R2 Low Density Residential zoning. Potential residential development, bed and breakfast accommodation, child care centre, seniors housing; or other similar uses.	DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years
9	North Gosford; Kirkness Ave	Retain R2 Low Density Residential zoning. Potential residential development, bed and breakfast accommodation, child care centre, seniors housing; or other similar uses.	DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years
10	Tuggerah; Pacific Highway	Retain RE1 Public Recreation zoning. Potential centre-based child care facility, community facilities, entertainment facilities, function centre, information and education facility, registered club, respite day care centre, seniors housing; or other similar uses. DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.	DLALC to determine preferred development scheme and prepare studies to support a development application. If rezoning of the site is to be considered, DLALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination. Following approval of a planning proposal – DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years
11	Kincumber; Brushwood Avenue	Retain SP2 Infrastructure zoning. Potential educational establishment, seniors housing, health services facility, group home; or other similar uses. DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.	DLALC to determine preferred development scheme and prepare studies to support a development application. If rezoning of the site is to be considered, DLALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination. Following approval of a planning proposal – DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years

Site No.	Site name	Nature of potential development proposed for the land	Actions/strategies for achieving the objectives for the land	Indicative timeframe for commencement
12	San Remo (Northlakes Village); Brava Avenue	<p>Retain RE1 Public Recreation zoning. Potential centre-based child care facility, community facilities, entertainment facilities, food and drink premises, function centres, information and education facilities, registered clubs, respite day care centres; or other similar uses.</p> <p>DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.</p>	<p>DLALC to determine preferred development scheme and prepare studies to support a development application.</p> <p>If rezoning of the site is to be considered, DLALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination.</p> <p>Following approval of a planning proposal – DLALC to determine preferred development scheme and prepare studies to support a development application.</p>	5-10 years
13	Norah Head; Victoria Street	<p>Retain RE1 Public Recreation zoning. Potential location for the Darkinjung Cultural Centre -information/education and community space, cafe/restaurant; part environmental conservation/management; or other similar uses.</p> <p>Also consider permissible uses to complement future residential development nearby – child care, entertainment, registered club, or other similar uses.</p> <p>DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.</p>	<p>DLALC to determine preferred development scheme and prepare studies to support a development application.</p> <p>If rezoning of the site is to be considered, DLALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination.</p> <p>Following approval of a planning proposal – DLALC to determine preferred development scheme and prepare studies to support a development application.</p>	5-10 years

Program: Four sites for short-term planning proposals (1-5 years)

Site No.	Site name	Nature of potential development proposed for the land	Actions/strategies for achieving the objectives for the land	Indicative timeframe for commencement
14	Kingfisher Shores; Tall Timbers Road	Potential low density residential development as an extension of the existing residential area; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	1-5 years
15	Kincumber; Carrack Road	Potential commercial and residential development; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	1-5 years
29	Mooney Mooney (Peat Island); Pacific Highway	Potential tourism and commercial uses; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	1-5 years
31	Bateau Bay; Bay Village Road	Potential commercial uses associated with adjacent shopping centre; or other similar uses.	Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal (if required) and request Gateway Determination. Following approval of the planning proposal (if required) –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.	1-5 years

Program: Five sites for medium-term planning proposals (5-10 years)

Site No.	Site name	Nature of potential development proposed for the land	Actions/strategies for achieving the objectives for the land	Indicative timeframe for commencement
16	Wallarah; Mountain Road	Potential employment uses such as IN1 General Industrial, B6 Enterprise Corridor, B7 Business Park; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years
17	Kariong; Rees Street	Potential low density residential; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years
18	Kariong, (Jackson Street); Central Coast Highway	Potential low density residential development; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years
19	Doyalson North; Pacific Highway	Potential mixture of employment and residential uses; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years
20	North Somersby; Debenham Road	Potential employment uses; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	5-10 years

Program: Eight sites for longer-term investigation (beyond 10 years)

Site No.	Site name	Nature of potential development proposed for the land	Actions/strategies for achieving the objectives for the land	Indicative timeframe for commencement
21	Crangan Bay; Kanangra Drive	<p>Potential RE1 Public Recreation zone permissible uses to complement future residential development nearby – child care, entertainment, food and drink, registered club; part environmental conservation/management; or other similar uses.</p> <p>DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.</p>	<p>DLALC to determine preferred development scheme and prepare studies to support a development application.</p> <p>If rezoning of the site is to be considered, DLALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination.</p> <p>Following approval of a planning proposal – DLALC to determine preferred development scheme and prepare studies to support a development application.</p>	10+ years
22	Charmhaven (Blue Haven West); Mona Road	<p>Potential employment uses; part environmental conservation/management; or other similar uses.</p>	<p>DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.</p> <p>Prepare planning proposal and request Gateway Determination.</p> <p>Following approval of the planning proposal – DLALC to determine preferred development scheme and prepare studies to support a development application.</p>	10+ years
23	Kincumber (Kincumber Creek); Bilinga Road, Killuna Road, Cochrone Street	<p>Potential for rezoning parts of site to commercial, industrial and residential uses; or other similar uses.</p> <p>Potential RE1 Public Recreation zone permissible uses, child care, community facility, cafe, seniors living, respite day care; or other similar uses.</p>	<p>DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.</p> <p>Prepare planning proposal and request Gateway Determination.</p> <p>Following approval of the planning proposal – DLALC to determine preferred development scheme and prepare studies to support a development application.</p>	10+ years
24	Charmhaven; Mona Road	<p>Potential large lot or rural residential development; part environmental conservation/management; or other similar uses.</p>	<p>DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.</p> <p>Prepare planning proposal and request Gateway Determination.</p> <p>Following approval of the planning proposal – DLALC to determine preferred development scheme and prepare studies to support a development application.</p>	10+ years

Site No.	Site name	Nature of potential development proposed for the land	Actions/strategies for achieving the objectives for the land	Indicative timeframe for commencement
25	Somersby; Old Pacific Highway	Potential employment uses; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	10+ years
26	West Gosford; Koala Crescent, Central Coast Highway	Potential employment land; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	10+ years
27	Doyalson; Wyee Road, Thompson Vale Road	Potential large lot and general residential land; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	10+ years
28	Norah Head; Wilfred Barrett Drive	Potential low density and large lot residential development; part environmental conservation/management; or other similar uses.	DLALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints. Prepare planning proposal and request Gateway Determination. Following approval of the planning proposal –DLALC to determine preferred development scheme and prepare studies to support a development application.	10+ years

Site information sheets for the 31 sites

The following pages of this document contain site information sheets for the 31 sites.

For each site, the information provided includes:

- the nature of potential development proposed for the site;
- the basis on which the development is proposed having regard to environmental factors;
- relationship with the *Central Coast Regional Plan 2041*; and
- actions/strategies for achieving the objectives for the land.

With regard to environmental factors, information is sourced as detailed below.

Biodiversity

Some sites are noted as being mapped on the Biodiversity Values Map available on the NSW Planning Portal. This map identifies land with high biodiversity value that is particularly sensitive to impacts from development and clearing. The map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Biodiversity Offset Scheme applies to a clearing or development proposal. Information is sourced from the NSW Planning Portal.

Bushfire

Information is sourced from the NSW Planning Portal.

Flooding

Information is sourced from the NSW Planning Portal, and Central Coast Council online flood mapping. For the information from Central Coast Council, the following terminology is used:

Precinct 1: Probable Maximum Flood – areas of land likely to be flooded during the largest flood that could conceivably occur at that particular location.

Precinct 2: Flood Planning Level – areas affected by a large flood that has a 1% chance of being reached or exceeded in any one year.

Precinct 3: Flood Storage – areas that are important for the temporary storage of floodwaters during the passage of a flood, but generally less than 1m deep in a 1% Annual Exceedance Probability flood.

Precinct 4: High Hazard – areas where there is significant danger to personal safety in a 1% Annual Exceedance Probability flood; includes floodways and deep flood storage areas.

Aboriginal Cultural Heritage

Information is sourced from the Aboriginal Heritage Information Management System (AHIMS).

Non-Aboriginal Heritage

Information is sourced from the NSW Planning Portal.

Mine Subsidence

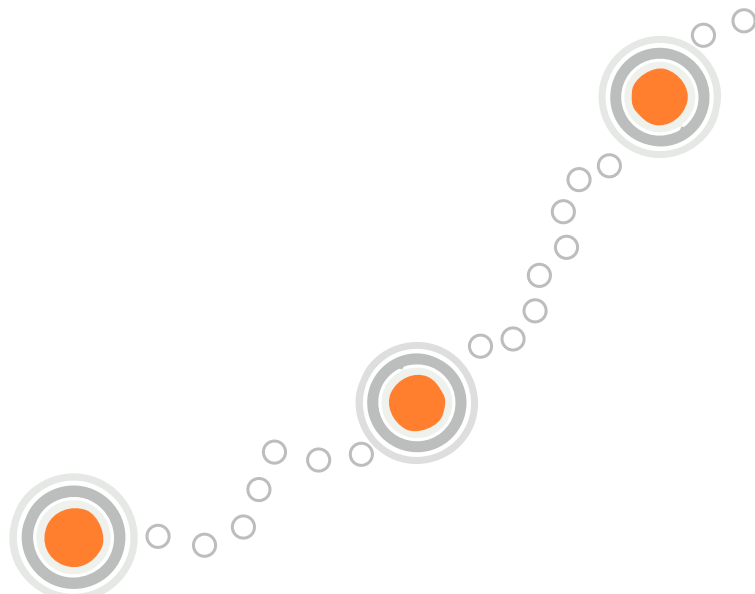
Information is sourced from the NSW Planning Portal

Coastal Management

Information is sourced from the NSW Planning Portal.

Scenic Protection Land

Information is sourced from the NSW Planning Portal.



Other matters that must be addressed in a Development Delivery Plan, are included below.

The general objectives of Darkinjung LALC for the land

The general objectives of Darkinjung LALC for the land in this DDP are to develop and use the land for the benefit of the LALC’s membership and for other Aboriginal residents of the Central Coast – as guided by the Darkinjung LALC *Community, Land and Business Plan 2020-24*.

The land in this DDP is the bedrock from which Darkinjung will promote self-determination and self-empowerment for Aboriginal people on the Central Coast of NSW. The proceeds from the various developments will be re-invested by Darkinjung into the provision of significant community benefits, including Darkinjung’s Affordable Housing Program and the continued operation of Darkinjung Barker College. Proceeds from development will also improve Darkinjung’s capacity to manage the remainder of its estate, delivering environmental, social and cultural benefits to all residents of the Central Coast.

The basis on which development is proposed having regard to economic and social factors

This DDP helps to enable the Darkinjung LALC *Community, Land and Business Plan 2020-24*, Goal 3 (To ensure the prosperity of our community through effective management of current and future assets) – by enabling additional planning pathways for Darkinjung LALC to develop its land. The development of its land can directly enhance the potential for Darkinjung LALC to bring about ongoing economic and social benefits for members of the LALC and for Aboriginal people in the Central Coast region.


Darkinjung LALC’s *Community, Land and Business Plan*, is prepared pursuant to the *Aboriginal Lands Rights Act 1983* – which includes a preamble that recognises that, as a result of government decisions, the amount of Aboriginal land has been progressively reduced without compensation for Aboriginal people.

Economic development has been a key objective of the Aboriginal land rights movement in NSW throughout its 40-plus year history. Through the development of its land identified in this DDP, Darkinjung LALC can realise economic and social benefits for Aboriginal people which go some way towards achieving the objectives of the *Aboriginal Land Right Act 1983*, and help to compensate Aboriginal people for the dispossession of their land.

Site 1

Lake Munmorah; Pacific Highway



 Site 1

0 300 600
m



Site information

- ▶ **Address**
 - Lot 642 DP1027231 (405-415 Pacific Highway, Lake Munmorah)
 - Lot 644 DP1027231 (2 Kanangra Drive, Crangan Bay)
 - Lot 100 DP1044282 (425 Pacific Highway, Crangan Bay)
- ▶ **Site area** 163 ha approximately.
- ▶ **Land zoning** C2 Environmental Conservation, C3 Environmental Management, W1 Natural Waterways.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** The planning proposal (PP-2021-917) seeks to rezone land for low density and medium density residential development, public recreation, environmental management, and environmental conservation.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

All three lots are mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with some Vegetation Buffer around the perimeter and roads.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, a small area of Precinct 2 Flood Planning Areas and Precinct 3 Flood Storage is mapped in the south-eastern corner of Lot 642. Part of the site is mapped as 1 in 100 year flood level affected. A very small area of Precinct 1 Probable Maximum Flood is mapped in the north-western corner.
 - Aboriginal Cultural Heritage**

Two Aboriginal sites are located within the boundaries of the site.
 - Non-Aboriginal Heritage**

No heritage items are on the site. Heritage item I124 Farm homestead complex is located immediately adjacent, to the west, at 89 Carters Road, Lake Munmorah (Lot 42, DP801076).
 - Mine Subsidence**

District: Swansea North Entrance.
 - Coastal Management**

The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021* –Coastal Management. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

► Strategic merit Interim Darkinjung Development Delivery Plan

The site was included in the *Interim Darkinjung Development Delivery Plan*.

Central Coast Regional Plan 2041

Objective 2 “Support the right of Aboriginal residents to economic self-determination” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

This site is identified as a residential investigation area (precinct 16G) in the Central Lakes district and will be delivered under the district’s planning priority to “Accelerate housing and employment growth in identified precincts”. The *Central Coast Regional Plan 2041* recognises that this site will deliver housing diversity, open space for the emerging community and secure the protection of an east-west regional biodiversity corridor.

The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will determine the sequencing of development and infrastructure, including the timing for delivery of this site.

Actions/strategies for achieving the objectives for the land

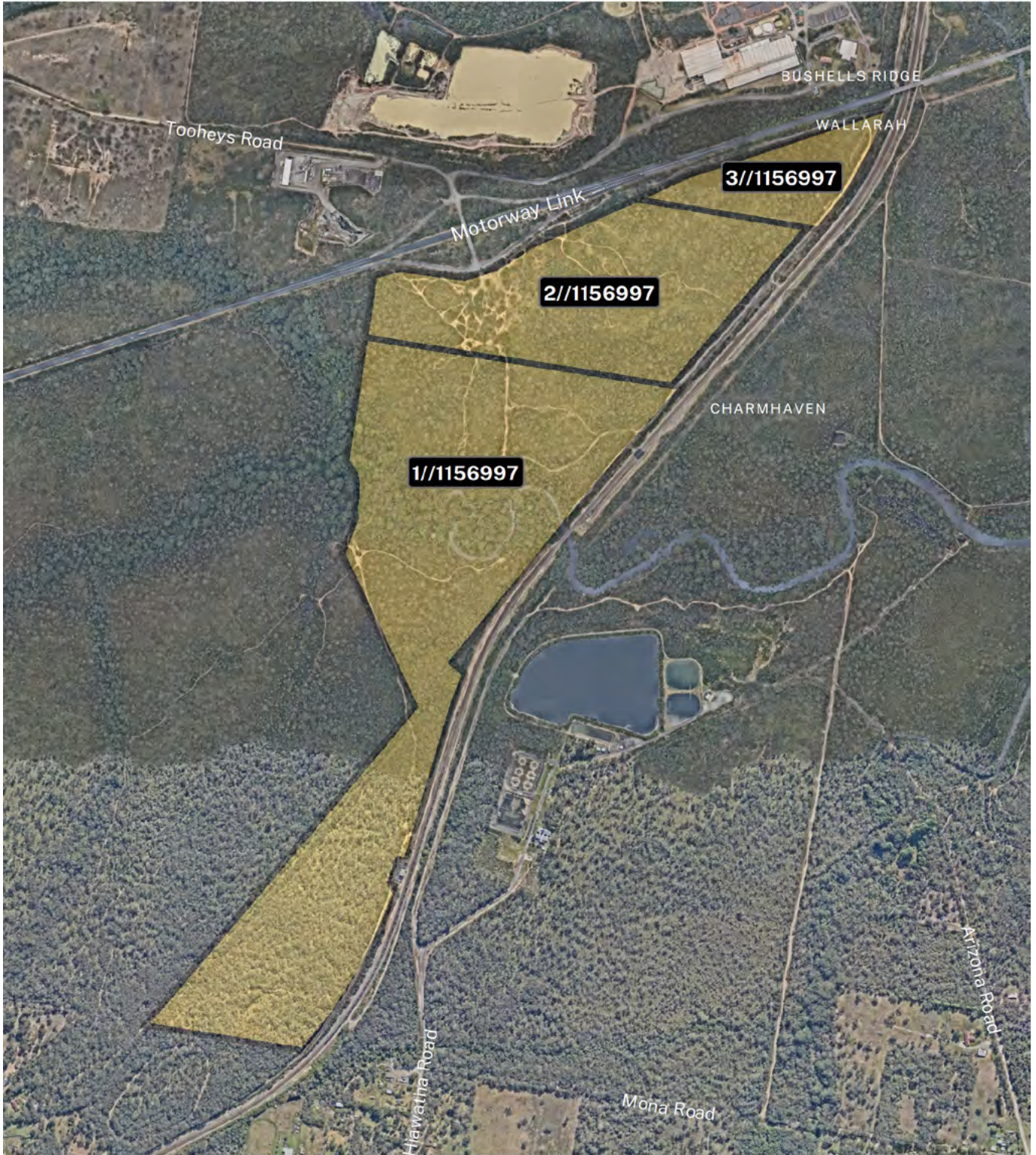
► Actions/ strategies

The planning proposal (PP-2021-917) was publicly exhibited from 22 April 2022 to 24 May 2022.

Following approval of the planning proposal –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 2

Wallarrah; Motorway Link Road



 Site 2

0 325 650
m



Site information

- ▶ **Address**
 - Lot 1 DP1156997 (380 Motorway Link, Wallarah)
 - Lot 2 DP1156997 (380 Motorway Link, Wallarah)
 - Lot 3 DP1156997 (380 Motorway Link, Wallarah)
- ▶ **Site area** 87 ha approximately.
- ▶ **Land zoning** IN1 General Industrial, C2 Environmental Conservation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** The approved planning proposal (PP-2021-583) rezoned the land for industrial development and environmental conservation.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer along the perimeter.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, a Floodway runs through Lot 1 and is bordered by Precinct 1 Probable Maximum Flood, Precinct 2 Flood Planning Areas and Precinct 3 Flood Storage. There are also some Flood Planning Areas and Probable Maximum Flood around the northern and eastern boundaries of the site. Parts of site around the Floodway are mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

One Aboriginal site is located within the boundaries of the site.
 - Non-Aboriginal Heritage**

Not applicable.
 - Coastal Management**

The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 –Coastal Management*. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- Strategic merit** *Interim Darkinjung Development Delivery Plan*

The site was included in the *Interim Darkinjung Development Delivery Plan*.

Central Coast Regional Plan 2041

Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified as an employment area (precinct 23) in the Central Lakes district and will be delivered under the district’s planning priority to “*Accelerate housing and employment growth in identified precincts*”.

Future development will contribute to achieving objective 1 of the *Central Coast Regional Plan 2041*, which is “*A prosperous Central Coast with more jobs close to home*”.

The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will determine the sequencing of development and infrastructure, including the timing for delivery of this site.


Actions/strategies for achieving the objectives for the land

- Actions/strategies** Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application for subdivision and development.

Site 3

Somersby; Reeves Street



 Site 3



Site information

- ▶ **Address** Lot 481 DP1184693 (Reeves Street, Somersby)
- ▶ **Site area** 124 ha approximately.
- ▶ **Land zoning** C2 Environmental Conservation, RU2 Rural Landscape.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** The planning proposal (PP-2021-526) seeks to rezone land for environmental management and environmental conservation, and to amend the minimum lot size control to allow 8 to 14 additional rural residential lots.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map – specifically the watercourse that runs east-west across the site.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with a small area of Vegetation Buffer on the southern boundary.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped as flood affected on Central Coast Council’s online flood mapping. Fountain Creek runs through the site, so further investigation may be necessary.
 - Aboriginal Cultural Heritage**

One Aboriginal site is located within the boundaries of the site.
 - Non-Aboriginal Heritage**

No heritage items are on the site. Heritage item I173 Old Railway Dams and Environs is located immediately adjacent, to the east, at 240 and 274–278 Reeves Street (Lots 1–3, DP104216; Lot 1, DP104190; Lot 30, DP1169069).
- ▶ **Strategic merit**
 - Interim Darkinjung Development Delivery Plan**

The site was included in the *Interim Darkinjung Development Delivery Plan*.
 - Central Coast Regional Plan 2041**

Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

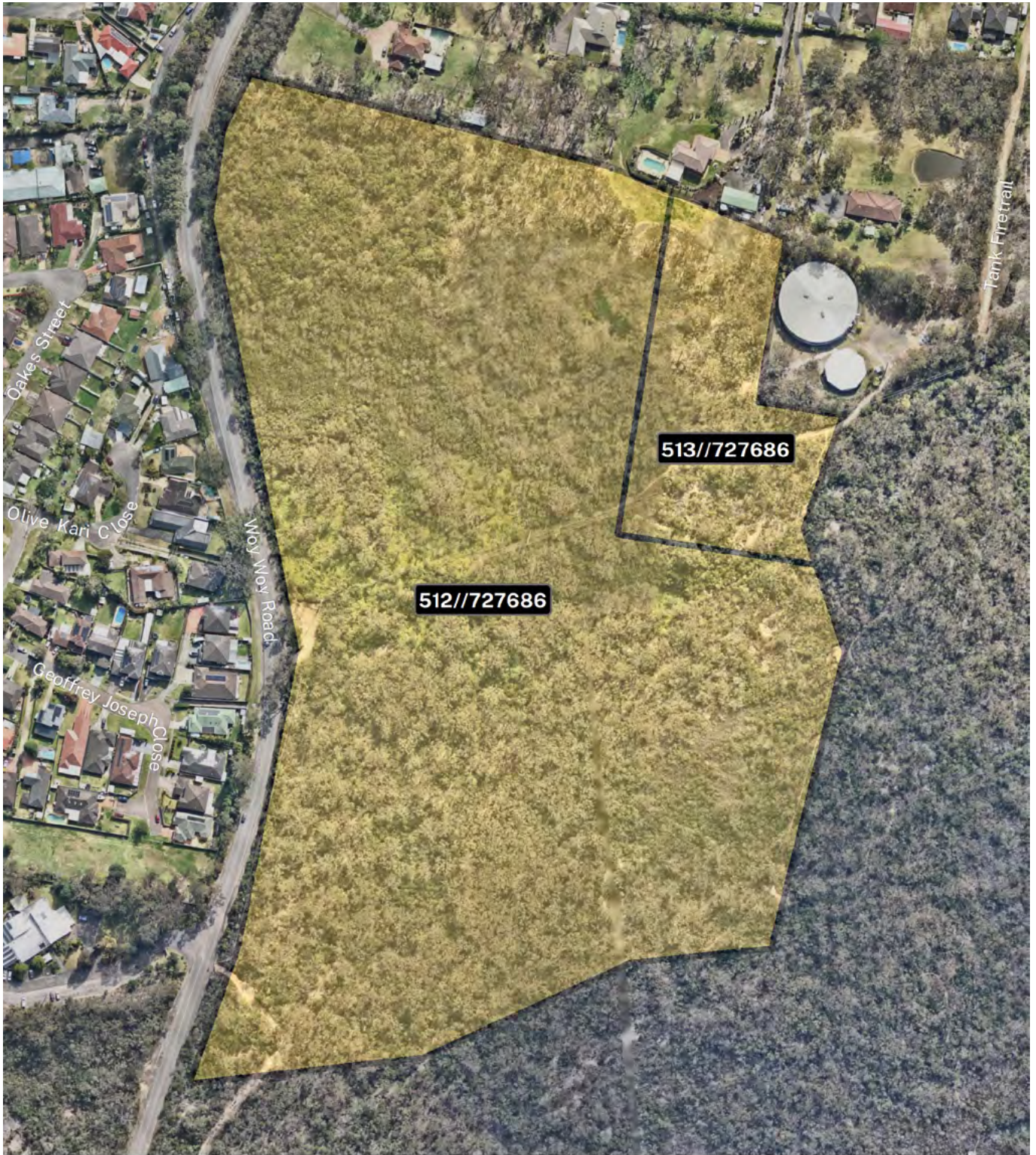
The site is identified as a residential investigation area in the Narara district adjacent to the Somersby regionally significant growth area. The site provides an opportunity to develop low-scale rural residential dwellings and secure an east-west regional biodiversity corridor within an appropriate zoning.


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies** Finalise studies required in Gateway Determination for the planning proposal. Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 4

Kariong; Woy Woy Road



 Site 4

0 70 140
m



Site information

- ▶ **Address**
 - Lot 512 DP727686 (300 Woy Woy Road, Kariong)
 - Lot 513 DP727686 (2/300 Woy Woy Road, Kariong)
- ▶ **Site area** 6.5 ha approximately.
- ▶ **Land zoning** C2 Environmental Conservation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** The planning proposal (PP-2021-7303) seeks to rezone land for low density residential development and environmental management.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer to the northern and western boundaries.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. No watercourses are identified on the site.
 - Aboriginal Cultural Heritage**

Seven Aboriginal sites are located within the boundaries of the site.
 - Non-Aboriginal Heritage**

Not applicable.
- ▶ **Strategic merit**
 - Interim Darkinjung Development Delivery Plan**

The site was included in the *Interim Darkinjung Development Delivery Plan*.
 - Central Coast Regional Plan 2041**

Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified as a residential investigation area in the Narara district forming part of the Somersby regionally significant growth area. The site will “*consider housing opportunities in Kariong that maintain the green corridor network*” in accordance with the place strategy outcomes for the Somersby regionally significant growth area.

The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan's vision and objectives into outcomes for the community.


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies** Finalise studies required in Gateway Determination for the planning proposal. Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 5

Bateau Bay; Morris Place



 Site 5



Site information

- ▶ **Address** Lot 469 DP44962 (2 Morris Place, Bateau Bay)
- ▶ **Site area** 0.6 ha approximately.
- ▶ **Land zoning** B4 Mixed Use.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Retain B4 Mixed Use zoning. The site is a gateway to the Bateau Bay Village, and would potentially suit mixed use commercial, education, retail, health services and medium-high density residential uses; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
The site is mapped on the Biodiversity Values Map.
 - Bushfire**
Not applicable.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. No watercourses are identified on the site.
 - Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
 - Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Management*. The site is mapped in relation to Coastal Environment Area.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified within the Karagi regionally significant growth area and has frontage to the Central Coast Highway, identified as a key transit corridor in Objective 4 of the Regional Plan. Key transit corridors are identified in the plan as locations for increased residential density given their accessibility to potential high frequency public transit services.
As a gateway site it can provide employment and housing opportunities adjoining the Bateau Bay commercial centre delivering the Karagi place strategy outcome to "create a diverse and vibrant centre for the higher order retail and shopping needs maximising the potential of the commercial core".


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies** Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 6

Somersby; Wisemans Ferry Road



 Site 6



Site information

- ▶ **Address**
 - Lot 458 DP729941 (15 Wisemans Ferry Road, Somersby)
 - Lot 1 DP1056297 (15A Wisemans Ferry Road, Somersby)
- ▶ **Site area** 4.7 ha approximately.
- ▶ **Land zoning** IN1 General Industrial.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Retain IN1 General Industrial zoning. Opportunity to take advantage of transport links – would potentially suit service station with ancillary industrial uses; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with a small area of Vegetation Buffer along the southern boundary.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, the western part of Lot 1 is mapped as Precinct 2 Flood Planning Areas and 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**

Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**

Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan. The site is identified as an employment area in the Narara district forming part of the Somersby regionally significant growth area. The site aligns with the district’s planning priority to “*Focus economic development in the Somersby to Erina Growth Corridor*”.

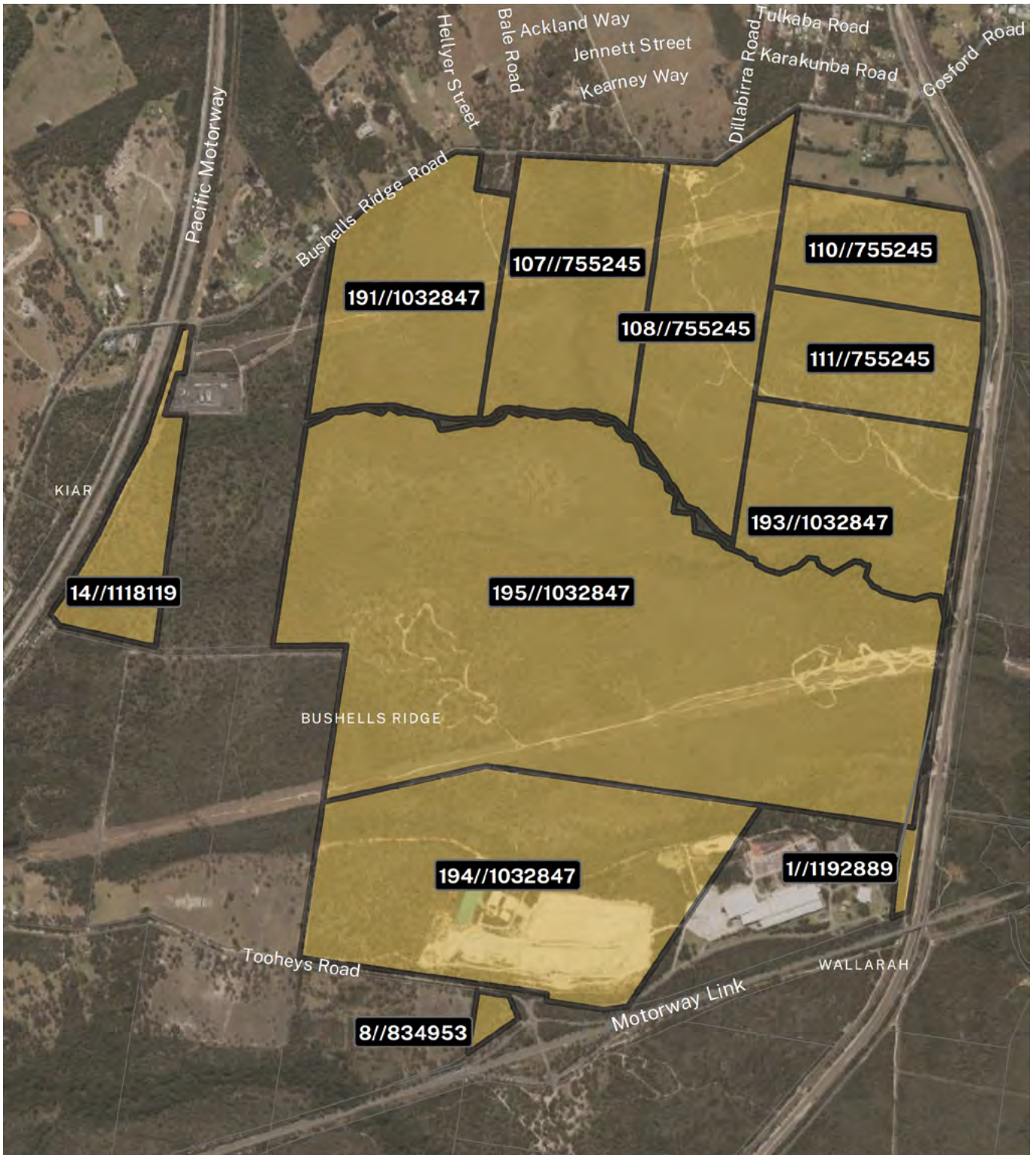
The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will determine the sequencing of development and infrastructure, including the timing for delivery of this site.


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies** Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 7

Bushells Ridge; Bushells Ridge Road



 Site 7

0 380 760
m



Site information

- **Address**
- Lot 107 DP755245 (Bushells Ridge Road, Bushells Ridge). This site is not yet owned by Darkinjung LALC. It has been granted to the LALC by the State of NSW, but the transfer of ownership to the LALC has not yet been finalised.
 - Lot 108 DP755245 (495 Bushells Ridge Road, Bushells Ridge)
 - Lot 110 DP755245 (30 L K Manley Drive, Bushells Ridge)
 - Lot 111 DP755245 (60 L K Manley Drive, Bushells Ridge)
 - Lot 8 DP834953 (Tooheys Road, Bushells Ridge)
 - Lot 191 DP1032847 (425 Bushells Ridge Road, Bushells Ridge)
 - Lot 193 DP1032847 (60 L K Manley Drive, Bushells Ridge)
 - Lot 194 DP1032847 (234 Tooheys Road, Bushells Ridge). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 195 DP1032847 (425 Bushells Ridge Road, Bushells Ridge)
 - Lot 14 DP1118119 (365 Bushells Ridge Road, Bushells Ridge)
 - Lot 1 DP1192889 (425 Bushells Ridge Road, Bushells Ridge)
- **Site area** 361 ha approximately.
- **Land zoning** IN1 General Industrial, C2 Environmental Conservation.

Proposed potential development

- **Nature of potential development proposed for the land** Retain IN1 General Industrial zoning. Potential to be developed as a major warehousing, transport and logistics hub including a rail intermodal facility; part environment conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Environmental factors**
- Biodiversity**
The site is mapped on the Biodiversity Values Map.
- Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, there are three watercourses running east-west across the site and another watercourse running north-south in the north-eastern corner. These watercourses are mapped as Floodway, Precinct 1 Probable Maximum Flood, Precinct 2 Flood Planning Areas and Precinct 3 Flood Storage. There are some Precinct 4 High Hazard areas in the south of the site. Generally, the parts of the site aligned with the watercourses are mapped as 1 in 100 year flood level affected.
- Aboriginal Cultural Heritage**
Two Aboriginal sites are located within the boundaries of the site.
- Non-Aboriginal Heritage**
Not applicable.
- Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Management*. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.
- **Strategic merit**
- Central Coast Regional Plan 2041**
Objective 2 *“Support the right of Aboriginal residents to economic self-determination”* will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified as containing two employment areas (precincts 10 and 26) and two residential investigation area (precincts 11a and 11b) in the Central Lakes district and will be delivered under the district's planning priority to *“Accelerate housing and employment growth in identified precincts”*.
Part of the site is mapped as *“Strategically located but constrained land”* and future investigations will determine appropriate development and conservation areas.
The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will determine the sequencing of development and infrastructure, including the timing for delivery of this site.


Actions/strategies for achieving the objectives for the land

- **Actions/strategies**
- Darling LALC to determine preferred development scheme and prepare studies to support a development application.

Site 8

Kincumber; Wallan Road



 Site 8

0 20 40
m



Site information

- **Address**
- Lot 8 Section 18 DP758569 (19 Wallan Road, Kincumber)
 - Lot 9 Section 18 DP758569 (19 Wallan Road, Kincumber)
 - Lot 10 Section 18 DP758569 (19 Wallan Road, Kincumber)
- **Site area** 0.5 ha approximately.
- **Land zoning** R2 Low Density Residential.

Proposed potential development

- **Nature of potential development proposed for the land** Retain R2 Low Density Residential zoning. Potential residential development, bed and breakfast accommodation, child care centre, seniors housing; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.
- **Environmental factors**
- Biodiversity**
The site is not mapped on the Biodiversity Values Map.
- Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer along the perimeter.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, the majority of the site is mapped as Precinct 2 Flood Planning Areas with a small amount of Precinct 1 Probable Maximum Flood. The site is also mapped as 1 in 100 year flood level affected.
- Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
- Non-Aboriginal Heritage**
Not applicable.
- Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021* –Coastal Management. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.
- **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 *"Support the right of Aboriginal residents to economic self-determination"* will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified within the Narara district and can provide for residential accommodation. Residential development of the site aligns with the district planning priority to *"identify appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse and affordable housing"*.


Actions/strategies for achieving the objectives for the land

- **Actions/strategies** Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 9

North Gosford; Kirkness Avenue



 Site 9



Site information

- ▶ **Address**
 - Lot 196 DP755227 (Kirkness Avenue, North Gosford)
 - Lot 7307 DP1163978 (Kirkness Avenue, North Gosford)
- ▶ **Site area** 0.2 ha approximately.
- ▶ **Land zoning** R2 Low Density Residential.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Retain R2 Low Density Residential zoning. Potential residential development, bed and breakfast accommodation, child care centre, seniors housing; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
The site is not mapped on the Biodiversity Values Map.
 - Bushfire**
Not applicable.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, the majority of the site is mapped as Precinct 2 Flood Planning Areas with small areas of Precinct 1 Probable Maximum Flood. Most of the site is mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan. The site is identified in the Narara district adjacent to the Gosford regionally significant growth area and can provide for residential accommodation. Residential development of the site aligns with the district planning priority to "identify appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse and affordable housing".


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies** Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 10

Tuggerah; Pacific Highway



 Site 10



Site information

- ▶ **Address** Lot 7019 DP1076631 (25 Pacific Highway, Tuggerah)
- ▶ **Site area** 3.0 ha approximately.
- ▶ **Land zoning** RE1 Public Recreation.

Proposed potential development

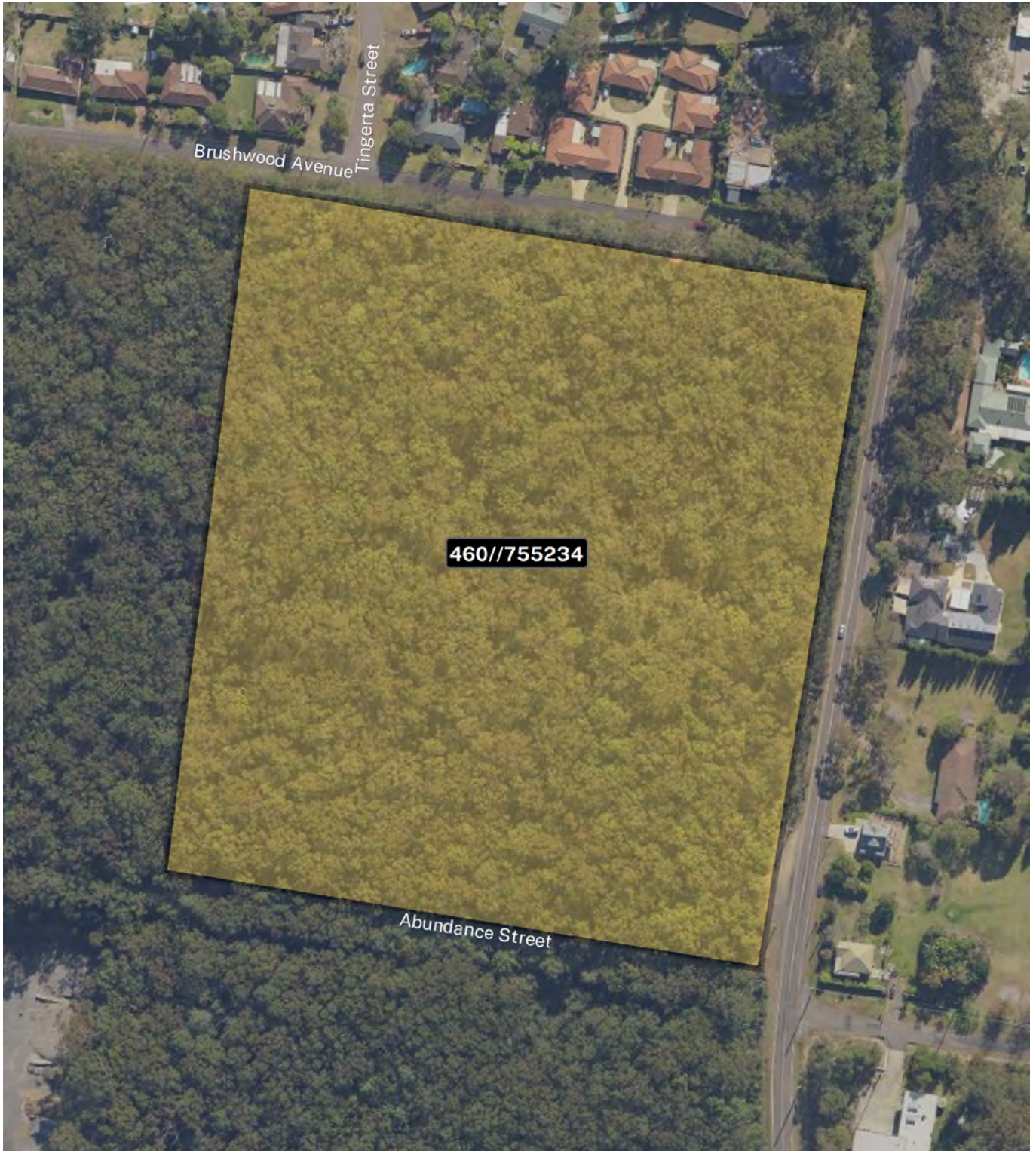
- ▶ **Nature of potential development proposed for the land** Retain RE1 Public Recreation zoning. Potential centre-based child care facility, community facilities, entertainment facilities, function centre, information and education facility, registered club, respite day care centre, seniors housing; or other similar uses.
DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.


Basis on which development is proposed, having regard to applicable economic, social and environmental factors

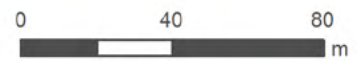
- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
The site is not mapped on the Biodiversity Values Map.
 - Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with a small area of Vegetation Buffer on the western boundary.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, a small area along the eastern boundary is mapped as Precinct 2 Flood Planning Areas and Precinct 1 Probable Maximum Flood. The site is not mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified within the Tuggerah district forming part of the Tuggerah regionally significant growth area. The site aligns with the district's planning priority to "Focus growth in the Tuggerah to Wyong Growth Corridor to support an economy that is adaptive, innovative and creates new jobs".
The site aligns with the Tuggerah regionally significant growth area urban design principles –in particular, enabling development in proximity to the train station that will promote Tuggerah as a regionally significant mixed-use centre with multi-nodal town centre opportunities. The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan's vision and objectives into outcomes for the community.

Site 11

Kincumber; Brushwood Avenue



 Site 11



Site information

- ▶ **Address** Lot 460 DP755234 (26 Brushwood Avenue, Kincumber)
- ▶ **Site area** 5.3 ha approximately.
- ▶ **Land zoning** SP2 Infrastructure: Educational Establishment.

Proposed potential development

- ▶ **Nature of potential development proposed for the land**

Retain SP2 Infrastructure zoning. Potential educational establishment, seniors housing, health services facility, group home; or other similar uses.

DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with a small area of Vegetation Buffer along the eastern boundary.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, parts of the site are mapped as Precinct 1 Probable Maximum Flood and Precinct 2 Flood Planning Areas. Parts of site are mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**

Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**

Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified within the Narara district and can provide for various development opportunities. The site aligns with the district planning priority to "identify appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse and affordable housing" and urban support uses such as educational or health facilities.

Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies**

Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.


If rezoning of the site is to be considered, Darkinjung LALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination.

Following approval of a planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 12

San Remo (Northlakes Village); Brava Avenue



 Site 12

0 20 40
m



Site information

- ▶ **Address** Lot 1 DP1122946 (26 Brava Avenue, San Remo)
- ▶ **Site area** 1.0 ha approximately.
- ▶ **Land zoning** RE1 Public Recreation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Retain RE1 Public Recreation zoning. Potential centre-based child care facility, community facilities, entertainment facilities, food and drink premises, function centres, information and education facilities, registered clubs, respite day care centres; or other similar uses.
DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
The site is mapped on the Biodiversity Values Map.
 - Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer along the perimeter.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, a Floodway runs diagonally across the site and is surrounded by Precinct 2 Flood Planning Areas and Precinct 3 Flood Storage. Most of the southern section of the site is mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
 - Mine Subsidence**
District: Swansea North Entrance.
 - Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 –Coastal Management*. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified within the Central Lakes district and is in close proximity to existing infrastructure such as public transport and shops. Development of the site aligns with the district planning priority to “*retrofit suburban areas to enhance quality of life*”.

Actions/strategies for achieving the objectives for the land

► Actions/ strategies

Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.


If rezoning of the site is to be considered, Darkinjung LALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination.

Following approval of a planning proposal –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 13

Norah Head; Victoria Street



 Site 13



Site information

- ▶ **Address** Lot 656 DP1149938 (2 Victoria Street, Norah Head)
- ▶ **Site area** 7.3 ha approximately.
- ▶ **Land zoning** RE1 Public Recreation, C2 Environmental Conservation, C3 Environmental Management.

Proposed potential development

- ▶ **Nature of potential development proposed for the land**

Retain RE1 Public Recreation zoning. Potential location for the Darkinjung Cultural Centre -information/education and community space, cafe/restaurant; part environmental conservation/management; or other similar uses.

Also consider permissible uses to complement future residential development nearby –child care, entertainment, registered club; or other similar uses.

DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Category 3 and Vegetation Buffer along the perimeter.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, small areas of the site are mapped as Floodway, Precinct 1 Probable Maximum Flood, Precinct 2 Flood Planning Areas, Precinct 3 Flood Storage and Precinct 4 High Hazard Area. Parts of site are mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**

Not applicable.
 - Coastal Management**

The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021* –Coastal Management. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**

Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve their social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified within the Central Lakes district and provides an opportunity to develop cultural facilities and other appropriate land uses. The site's cultural and environmental values can enable innovate planning and design approaches to development that align with the district's planning priority to “*enhance the blue and green grid*”.



Actions/strategies for achieving the objectives for the land

▶ **Actions/
strategies**

DLALC to determine preferred development scheme and prepare studies to support a development application.


If rezoning of the site is to be considered, Darkinjung LALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination.

Following approval of a planning proposal –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 14

Kingfisher Shores; Tall Timbers Road



 Site 14

0 60 120
m



Site information

- ▶ **Address**
 - Lot 179 DP755266 (219 Tall Timbers Road, Kingfisher Shores)
 - Lot 466 DP755266 (Tall Timbers Road, Kingfisher Shores)
- ▶ **Site area** 7.0 ha approximately.
- ▶ **Land zoning** RU6 Transition.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential low density residential development as an extension of the existing residential area; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with a large area of Vegetation Buffer to south-western corner and small areas of Vegetation Buffer along the northern boundary.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, the eastern part of the site (approximately 30%) is mapped as Precinct 1 Probable Maximum Flood and Precinct 2 Flood Planning Areas. The eastern part of site (approximately 25%) is mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**

Not applicable.
 - Mine Subsidence**

District: Swansea North Entrance.
 - Coastal Management**

The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 –Coastal Management*. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

► Strategic merit Central Coast Regional Plan 2041

Objective 2 “Support the right of Aboriginal residents to economic self-determination” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

This site is identified as a residential investigation area (precinct 18) in the Central Lakes district and will be delivered under the district’s planning priority to “Accelerate housing and employment growth in identified precincts”. The Central Coast Regional Plan 2041 recognises that this site will deliver housing diversity for the emerging community.

The Central Coast Regional Plan 2041 has introduced an infrastructure-first and place-based delivery approach that will materialise the plan’s vision and objectives into outcomes for the community.

Actions/strategies for achieving the objectives for the land

► Actions/ strategies

Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.


Prepare planning proposal and request Gateway Determination.

Following approval of the planning proposal –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 15

Kincumber; Carrak Road



 Site 15

0 70 140
m



Site information

- ▶ **Address**
 - Lot 1001 DP1239890 (7 Carrak Road, Kincumber)
 - Lot 1002 DP1239890 (25 Carrak Road, Kincumber)
 - Lot 1003 DP1239890 (39 Carrak Road, Kincumber)
- ▶ **Site area** 7.7 ha approximately.
- ▶ **Land zoning** RE1 Public Recreation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential commercial and residential development; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Categories 1 and 3 Bushfire Prone Land, with Vegetation Buffer around the perimeter.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, the majority of the site is mapped as Precinct 2 Flood Planning Areas with small areas of Precinct 1 Probable Maximum Flood in the north of the site. Most of site is mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**


Not applicable.
 - Coastal Management**

The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021* – Coastal Management. The site is mapped in relation to Coastal Wetlands, Coastal Environment Area, and Coastal Use Area.
- ▶ **Strategic merit**

Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnership with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified within the Narara district and adjoins existing commercial development within the Kincumber local centre. The centre is also identified as a key activity destination where increased residential densities should be achieved given their accessibility to potential high frequency public transit services.

Development of the site would also align with the district planning priority to “*identify appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse and affordable housing*”.

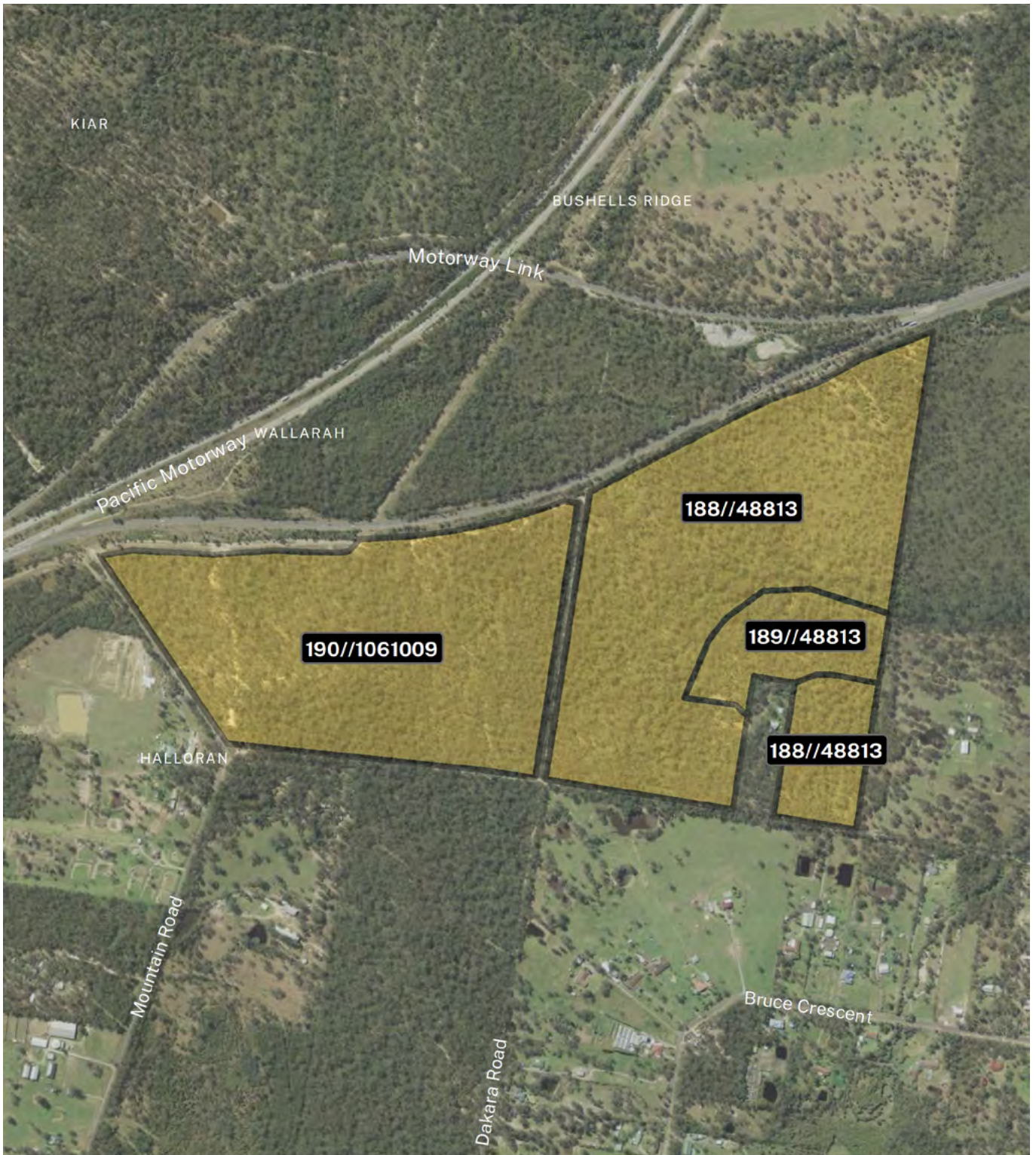



Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies**
 - Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
 - Prepare planning proposal and request Gateway Determination.
 - Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.
-

Site 16

Wallarrah; Mountain Road



 Site 16

0 275 550
m



Site information

- ▶ **Address**
 - Lot 188 DP48813 (203 Mountain Road, Wallarah)
 - Lot 189 DP48813 (Mountain Road, Wallarah)
 - Lot 190 DP1061009 (201 Mountain Road, Wallarah)
- ▶ **Site area** 77 ha approximately.
- ▶ **Land zoning** RU6 Transition, C2 Environmental Conservation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential employment uses such as IN1 General Industrial, B6 Enterprise Corridor, B7 Business Park; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

The site is mapped on the Biodiversity Values Map.
 - Bushfire**

Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with a small area of Vegetation Buffer along the perimeter.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, the area of the site (mostly contained within Lot 188) around the watercourses is mapped as Precinct 1 Probable Maximum Flood, Precinct 2 Flood Planning Areas and Precinct 3 Flood Storage. Parts of site are aligned with watercourses mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

One Aboriginal site is located within the boundaries of the site.
 - Non-Aboriginal Heritage**


Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**

Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified as an employment area (precincts 21 and 22) in the Central Lakes district and will be delivered under the district's planning priority to "Accelerate housing and employment growth in identified precincts".

Future development will contribute to achieving objective 1 of the *Central Coast Regional Plan 2041*, which is "A prosperous Central Coast with more jobs close to home".

The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan's vision and objectives into outcomes for the community.



Actions/strategies for achieving the objectives for the land

► **Actions/
strategies**

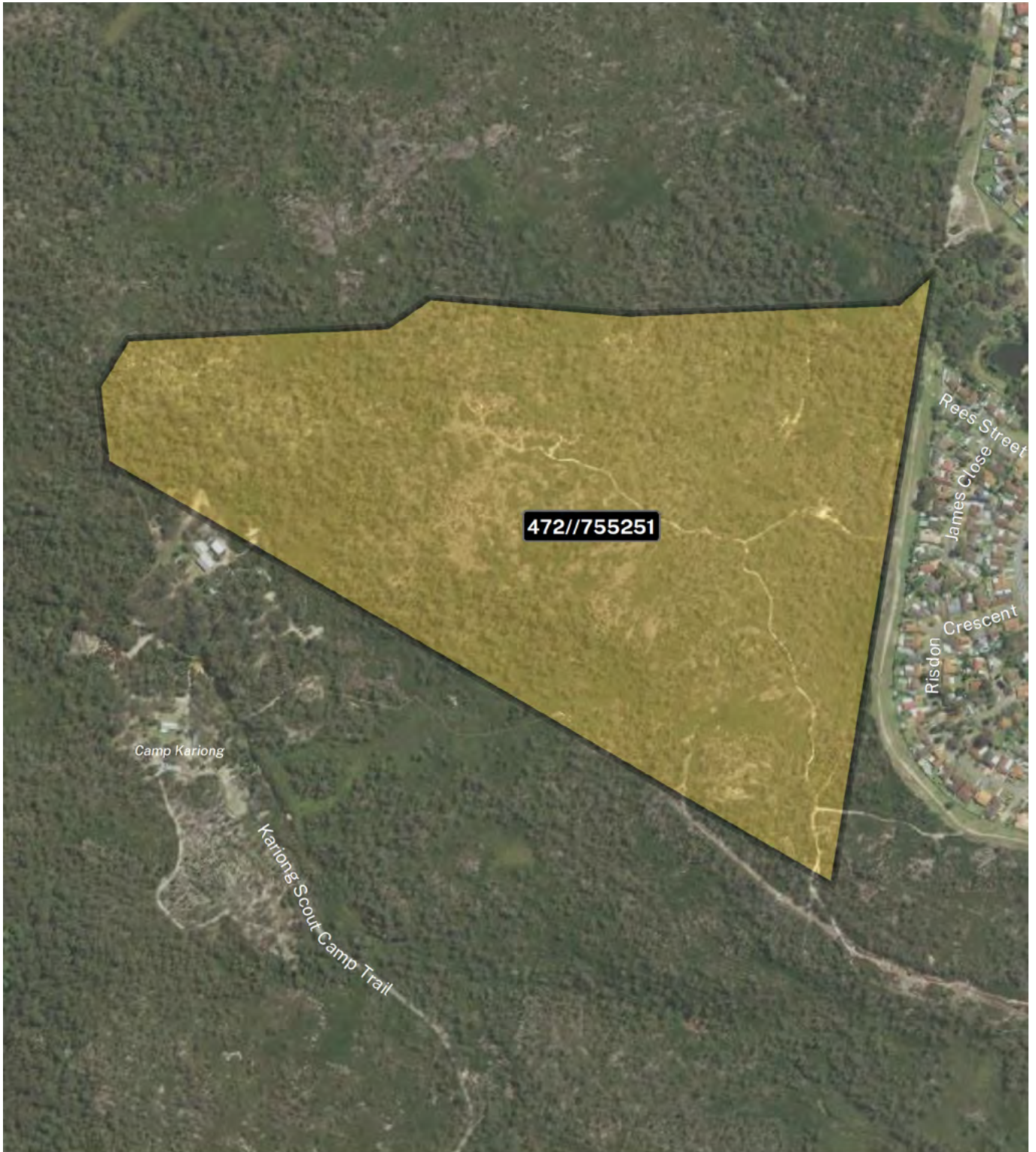
Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.


Prepare planning proposal and request Gateway Determination.

Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 17

Kariong; Rees Street



 Site 17



Site information

- ▶ **Address** Lot 472 DP755251 (16 Rees Street, Kariong)
- ▶ **Site area** 43 ha approximately.
- ▶ **Land zoning** Deferred Matter under Central Coast LEP 2022. Zoned 7(a) Conservation and Scenic Protection (Gosford Interim Development Order No. 122).

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential low density residential; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
The site is mapped on the Biodiversity Values Map.
 - Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer along the perimeter.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. A tributary of Rat Gully terminates in the southern portion of the site.
 - Aboriginal Cultural Heritage**
One Aboriginal site is located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve their social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified as a residential investigation area in the Narara district forming part of the Somersby regionally significant growth area. The site will "consider housing opportunities in Kariong that maintain the green corridor network" in accordance with the place strategy outcomes for the Somersby regionally significant growth area.
The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan's vision and objectives into outcomes for the community.


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies** Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
Prepare planning proposal and request Gateway Determination.
Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 18

Kariong (Jackson Street); Central Coast Highway



 Site 18

0 70 140
m



Site information

- **Address**
- Lot 242 DP755251 (Central Coast Highway, Kariong)
 - Lot 751 DP1277822 (Dandaloo Street, Kariong)
 - Lot 752 DP1277822 (Dandaloo Street, Kariong)
- **Site area** 9.5 ha approximately.
- **Land zoning** Lot 242: Deferred matter under Central Coast LEP 2022. Zoned 7(c2) Conservation and Scenic Protection (Scenic Protection–Rural Small Holdings) (Gosford Interim Development Order No. 122).
Lots 751 and 752: C3 Environmental Management.

Proposed potential development

- **Nature of potential development proposed for the land** Potential low density residential development; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

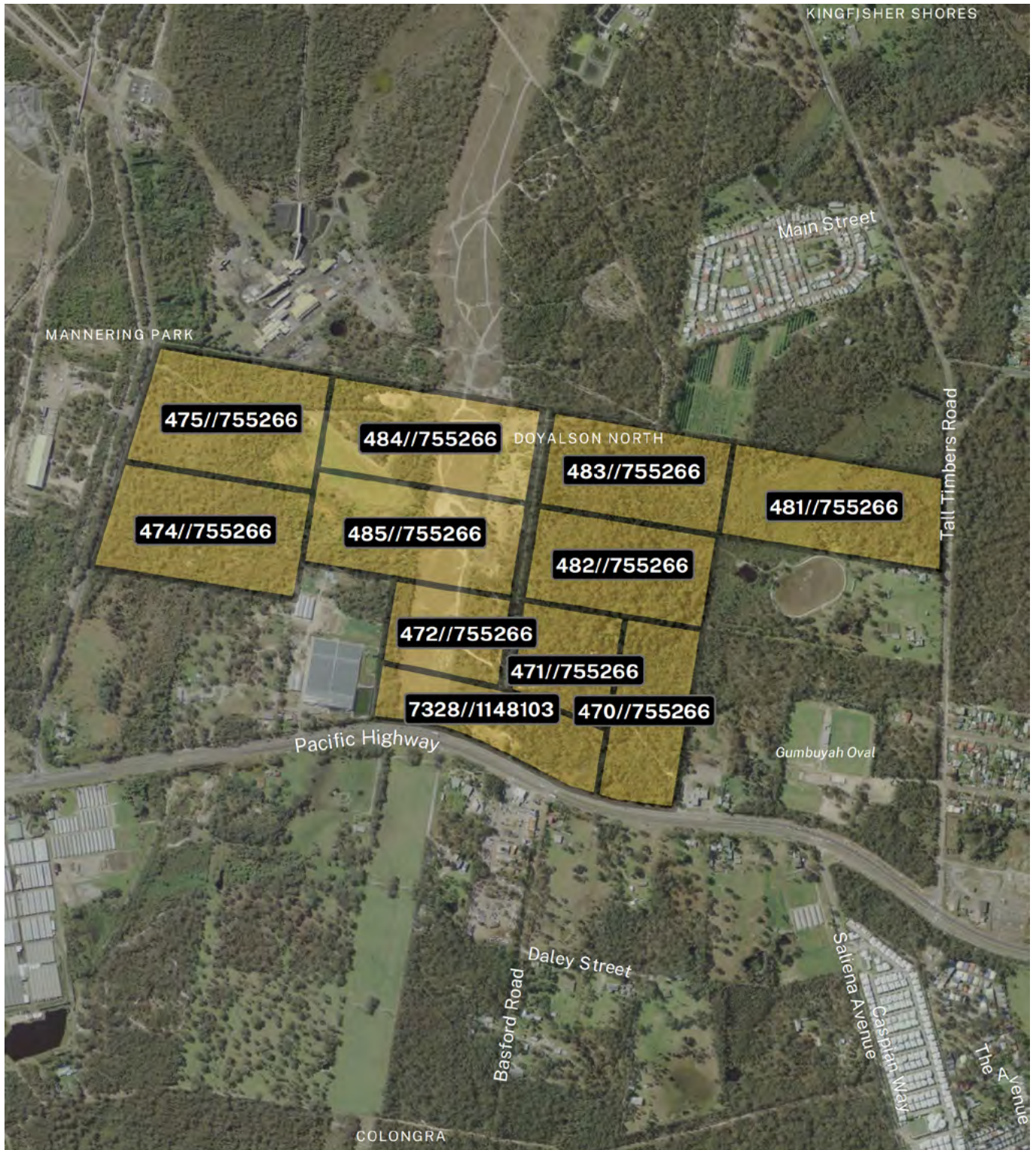
- **Economic and social factors** See the overarching text included prior to the site information sheets.
- **Environmental factors**
- Biodiversity**
The site is mapped on the Biodiversity Values Map.
- Bushfire**
The site is mapped as Vegetation Category 1 Bushfire Prone Land.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. A tributary of Coorumbine Creek terminates within the site.
- Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the site.
- Non-Aboriginal Heritage**
Not applicable.
- **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified as a residential investigation area in the Narara district forming part of the Somersby regionally significant growth area. The site will “*consider housing opportunities in Kariong that maintain the green corridor network*” in accordance with the place strategy outcomes for the Somersby regionally significant growth area.
The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan's vision and objectives into outcomes for the community.


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies**
 - Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
 - Prepare planning proposal and request Gateway Determination.
 - Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.
-

Site 19

Doyalson North; Pacific Highway



 Site 19



Site information

- **Address**
- Lot 7328 DP1148103 (Pacific Highway, Doyalson North)
 - Lot 470 DP755266 (Pacific Highway, Doyalson North). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 471 DP755266 (Pacific Highway, Doyalson North)
 - Lot 472 DP755266 (Pacific Highway, Doyalson North)
 - Lot 474 DP755266 (405 Ruttleys Road, Doyalson North). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 475 DP755266 (405 Ruttleys Road, Doyalson North). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 481 DP755266 (Tall Timbers Road, Doyalson North). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 482 DP755266 (Tall Timbers Road, Doyalson North). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 483 DP755266 (Tall Timbers Road, Doyalson North). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 484 DP755266 (411 Ruttleys Road, Doyalson North). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 485 DP 755266 (411 Ruttleys Road, Doyalson North). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
- **Site area** 85 ha approximately.
- **Land zoning** C2 Environmental Conservation, RE1 Public Recreation, RU6 Transition, SP2 Infrastructure (Telecommunications Network).

Proposed potential development

- **Nature of potential development proposed for the land** Potential mixture of employment and residential uses; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Environmental factors**
- Biodiversity**
The site is mapped on the Biodiversity Values Map.
- Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land, with some Vegetation Buffer around the perimeter and roads.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. There are several watercourses and a small body of water within the site.
- Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
- Non-Aboriginal Heritage**
No heritage items are on the site. Heritage item I154 Bulk store building is located adjacent, to the west, at 464 Ruttleys Road (Lot 11, DP1091396).
- Mine Subsidence**
District: Swansea North Entrance.
-
- **Strategic merit**
- Central Coast Regional Plan 2041**
Objective 2 *"Support the right of Aboriginal residents to economic self-determination"* will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
- The site is identified as an employment area (precincts 16A and 16C) in the Central Lakes district and will be delivered under the district's planning priority to *"Accelerate housing and employment growth in identified precincts"*.
- Part of the site is mapped as *"Strategically located but constrained land"* and future investigations will determine appropriate development and conservation areas.
- The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan's vision and objectives into outcomes for the community.

Actions/strategies for achieving the objectives for the land

- **Actions/strategies**
- Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
- Prepare planning proposal and request Gateway Determination.
- Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 20

North Somersby; Debenham Road



 Site 20

0 70 140
m



Site information

- **Address**
- Lot 58 DP755227 (Debenham Road, North Somersby)
 - Lot 59 DP755227 (Debenham Road, North Somersby)
 - Lot 60 DP755227 (Debenham Road, North Somersby)
 - Lot 7300 DP1155040 (Debenham Road, North Somersby)
- **Site area** 11 ha approximately.
- **Land zoning** RU1 Primary Production, RU2 Rural Landscape.

Proposed potential development

- **Nature of potential development proposed for the land** Potential employment uses; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.
- **Environmental factors**
- Biodiversity**
The site is not mapped on the Biodiversity Values Map.
- Bushfire**
The site is mapped as Vegetation Category 1 Bushfire Prone Land.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. No watercourses are identified on the site.
- Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the site.
- Non-Aboriginal Heritage**
No heritage items are located on the site. Archaeological heritage item A30 Remains of house "Belltrees" is located adjacent, to the west, at 278 Wisemans Ferry Road (Lot 5, DP207951).
- **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified as an employment investigation area in the Narara district forming part of the Somersby regionally significant growth area. Future investigations will consider the place strategy outcomes identified for the Somersby regionally significant growth area. Delivering employment uses on the site aligns with the district's planning priority to "focus economic development in the Somersby to Erina Growth Corridor".
The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan's vision and objectives into outcomes for the community.

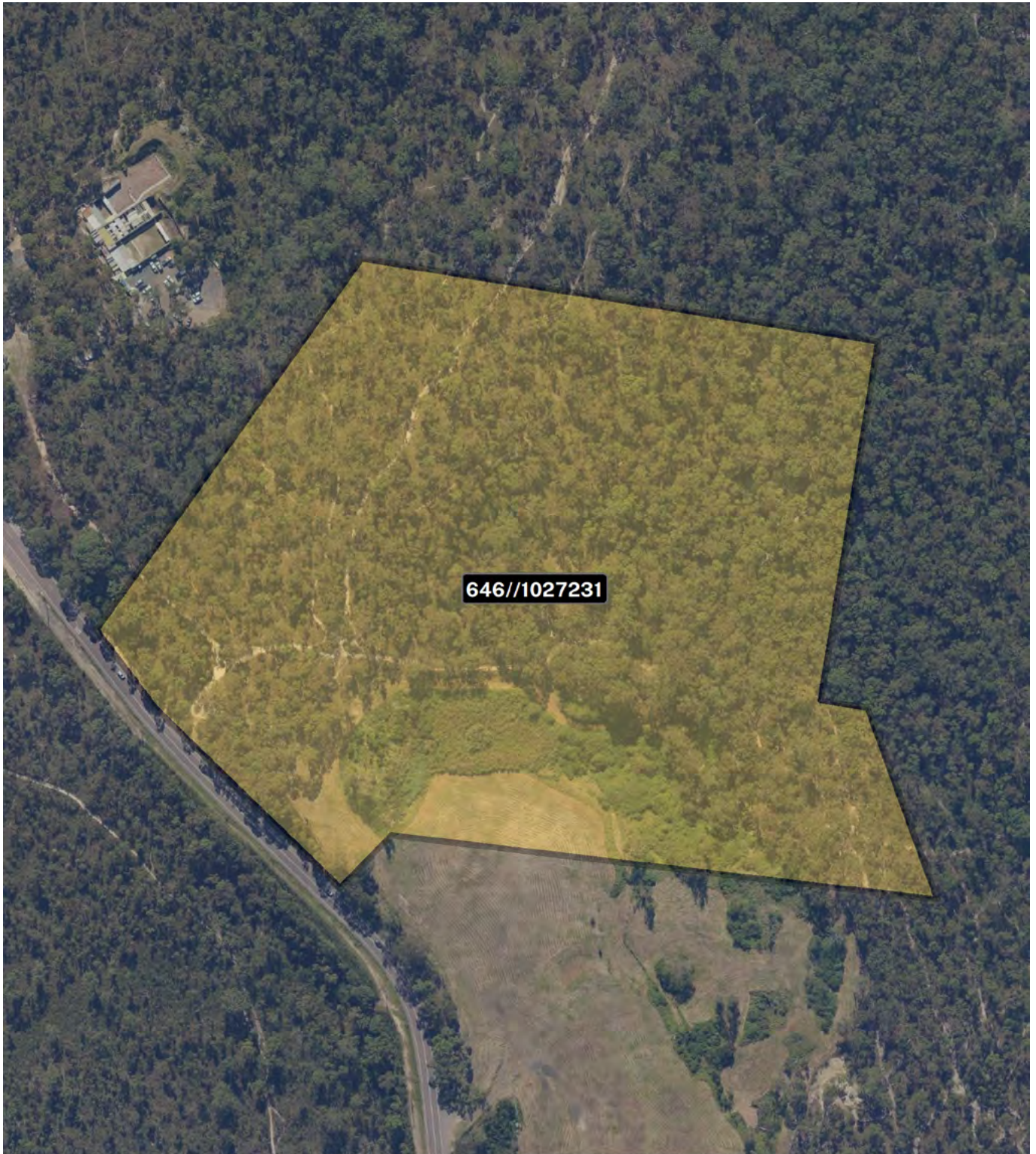



Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies**
 - Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
 - Prepare planning proposal and request Gateway Determination.
 - Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.
-

Site 21

Crangan Bay; Kanangra Drive



 Site 21

0 70 140
m



Site information


- ▶ **Address** Lot 646 DP1027231 (55 Kanangra Drive, Crangan Bay)
- ▶ **Site area** 10 ha approximately.
- ▶ **Land zoning** RE1 Public Recreation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential RE1 Public Recreation zone permissible uses to complement future residential development nearby –child care, entertainment, food and drink, registered club; part environmental conservation/management; or other similar uses.
DLALC will consider potential development options under the existing zoning, but will also consider options for rezoning land no longer in public ownership.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
The site is mapped on the Biodiversity Values Map.
 - Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with some Vegetation Category 2 in the southern portion and Vegetation Buffer along the road frontage.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. Mangrove Gully runs through the eastern portion of the site, while a small tributary terminates in the western portion of the site.
 - Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
 - Mine Subsidence**
District: Swansea North Entrance.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified within the Central Lakes district as an open space area due to its existing zoning. The site's proximity to existing and future residential precincts provides an opportunity to deliver urban support uses. Appropriate investigations, such as those undertaken for strategically located but constrained land, should be undertaken to determine development and conservation outcomes.

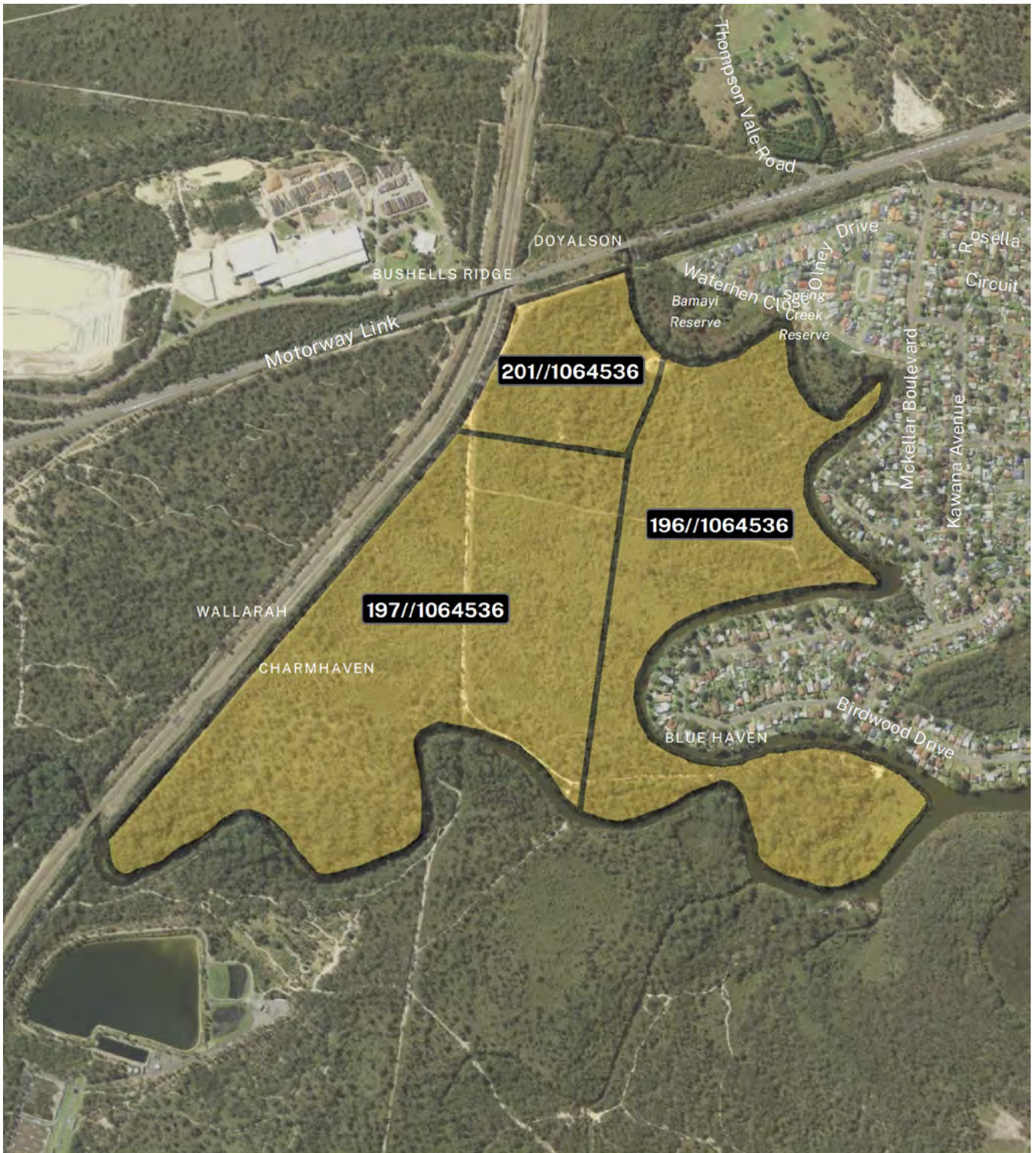



Actions/strategies for achieving the objectives for the land

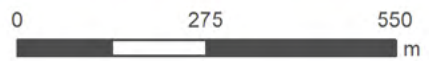
- ▶ **Actions/strategies**
 - Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.
 - If rezoning of the site is to be considered, Darkinjung LALC will undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints; and then prepare a planning proposal and request a Gateway Determination.
 - Following approval of a planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.
-

Site 22

Charmhaven (Blue Haven West); Mona Road



 Site 22



Site information

- **Address**
- Lot 196 DP1064536 (53 Mona Road, Charmhaven)
 - Lot 197 DP1064536 (57 Mona Road, Charmhaven)
 - Lot 201 DP1064536 (55C Mona Road, Charmhaven). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
- **Site area** 85 ha approximately.
- **Land zoning** RU6 Rural Transition, C2 Environmental Conservation, C3 Environmental Management.

Proposed potential development

- **Nature of potential development proposed for the land** Potential employment uses; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.
- **Environmental factors**
- Biodiversity**
The site is mapped on the Biodiversity Values Map.
- Bushfire**
The site is mapped as Vegetation Category 1 Bushfire Prone Land, with some Vegetation Buffer around the perimeter.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. Central Coast Council's flood mapping shows a Floodway along the watercourse that forms the eastern and southern boundaries of the site; a large proportion of the site is mapped as Precinct 1 Probable Maximum Flood, with Precinct 2 Flood Planning Areas, Precinct 3 Flood Storage and Precinct 4 High Hazard located close to the watercourses.
- Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
- Non-Aboriginal Heritage**
Not applicable.
- Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Management*. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

► Strategic merit Central Coast Regional Plan 2041

Objective 2 “Support the right of Aboriginal residents to economic self-determination” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified as an employment area (precinct 24) in the Central Lakes district and will be delivered under the district’s planning priority to “Accelerate housing and employment growth in identified precincts”.

Future development will contribute to achieving objective 1 of the Central Coast Regional Plan 2041, which is “A prosperous Central Coast with more jobs close to home”.

The Central Coast Regional Plan 2041 has introduced an infrastructure-first and place-based delivery approach that will materialise the plan’s vision and objectives into outcomes for the community.

Actions/strategies for achieving the objectives for the land

► Actions/ strategies

Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.


Prepare planning proposal and request Gateway Determination.

Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 23

Kincumber (Kincumber Creek); Bilinga Road, Killuna Road, Cochrone Street



 Site 23



Site information

- ▶ **Address**
 - Lot 1004 DP1239890 (52 Bilinga Road, Kincumber)
 - Lot 1007 DP1239890 (2B Killuna Road, Kincumber)
 - Lot 1 DP1245175 (4 Cochrone Street, Kincumber)
- ▶ **Site area** 6 ha approximately.
- ▶ **Land zoning** RE1 Public Recreation, W2 Recreational Waterways.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential for rezoning parts of site to commercial, industrial and residential uses; part environmental conservation/management; or other similar uses. Potential RE1 Public Recreation zone permissible uses, child care, community facility, cafe, seniors living, respite day care; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

Lot 1004 is mapped on the Biodiversity Values Map.
 - Bushfire**

The site is mapped as Vegetation Category 1 and 3 Bushfire Prone Land with Vegetation Buffer along the creek.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, most of the site is mapped as Precinct 2 Flood Planning Areas with small areas of Precinct 1 Probable Maximum Flood. The site is also mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**

Archaeological heritage item A20 Site of former public wharf is located within and adjacent to 2B Killuna Road (Lot 1007, DP1239890).
 - Coastal Management**

The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Management*. The site is mapped in relation to Coastal Wetlands, Coastal Environment Area, and Coastal Use Area.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**

Objective 2 *“Support the right of Aboriginal residents to economic self-determination”* will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified within the Narara district and can provide for various development opportunities. The site aligns with the district planning priority to *“identify appropriate urban expansion opportunities to ensure a sufficient supply of safe, diverse and affordable housing”* and other urban uses such as commercial, industrial, recreation or community uses.

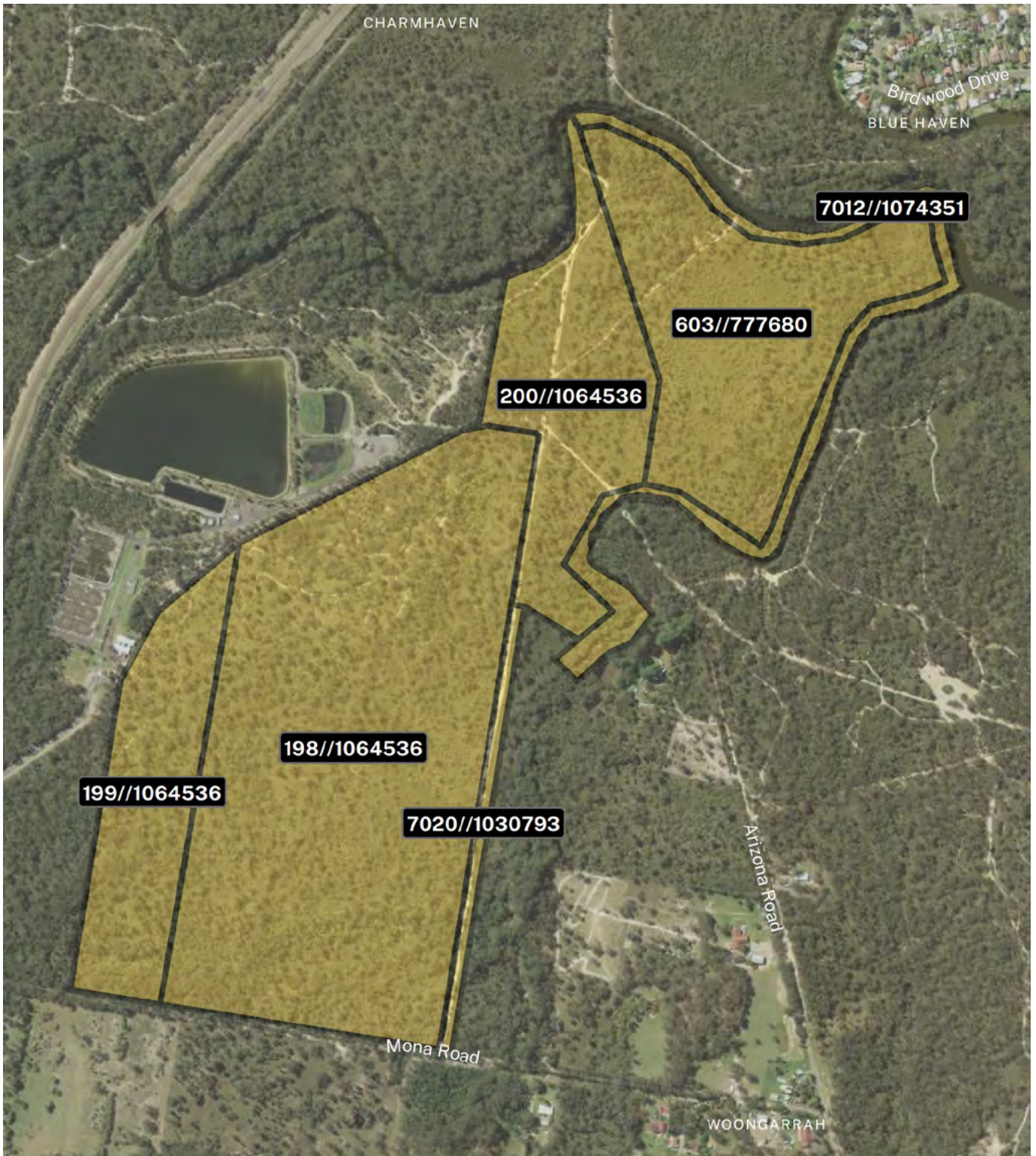



Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies**
 - Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
 - Prepare planning proposal and request Gateway Determination.
 - Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.
-

Site 24

Charmhaven; Mona Road



 Site 24

0 225 450
m



Site information

- **Address**
- Lot 603 DP777680 (30C Arizona Road, Charmhaven). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 7020 DP1030793 (Wyong). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 198 DP1064536 (65 Mona Road, Charmhaven)
 - Lot 199 DP1064536 (101 Mona Road, Charmhaven). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 200 DP1064536 (59C Mona Road, Charmhaven). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 7012 DP1074351 (Arizona Road, Charmhaven). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
- **Site area** 83 ha approximately.
- **Land zoning** RU6 Rural Transition, C2 Environmental Conservation, W1 Natural Waterways.

Proposed potential development

- **Nature of potential development proposed for the land** Potential large lot or rural residential development; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

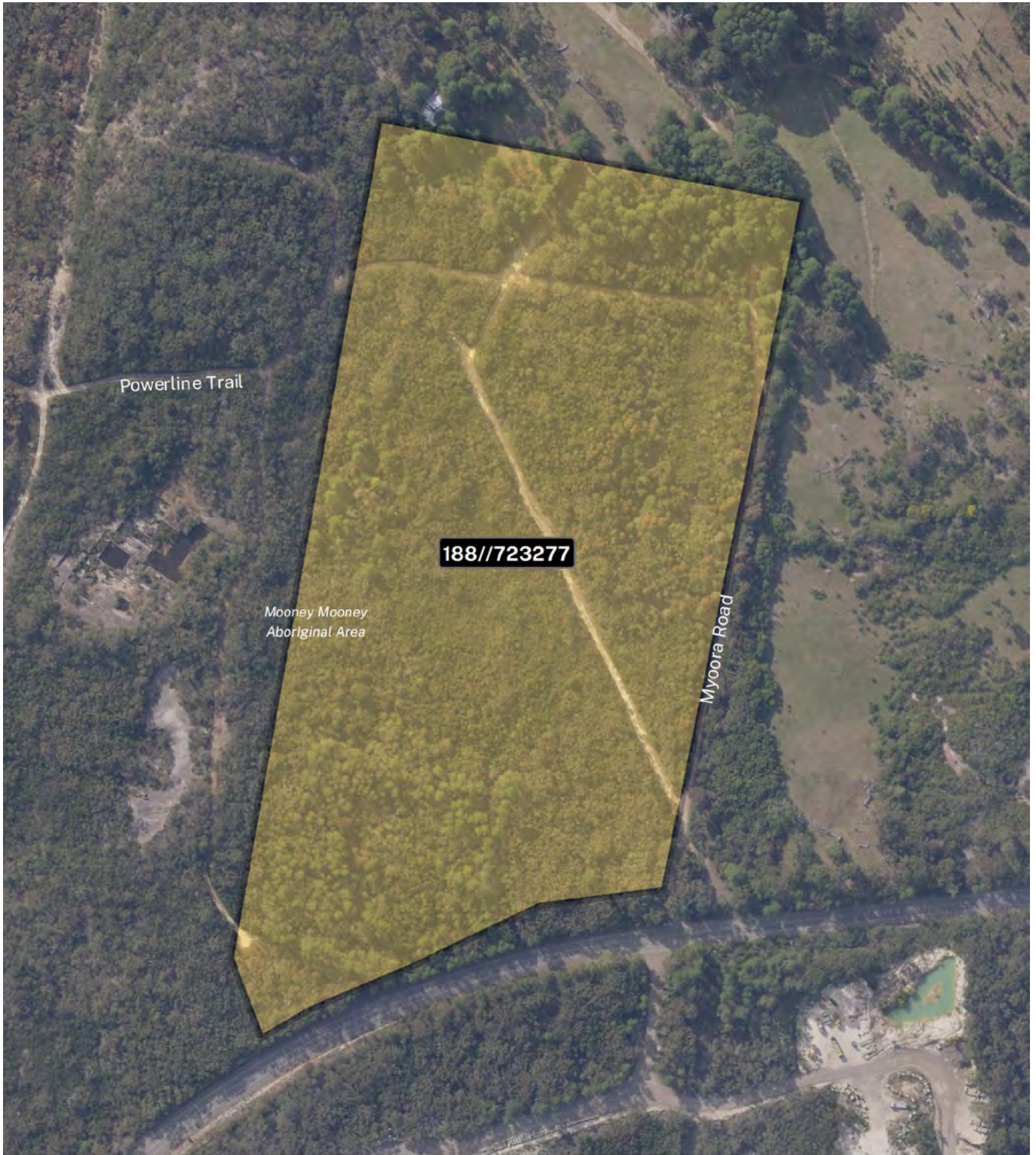
- **Environmental factors**
- Biodiversity**
The site is mapped on the Biodiversity Values Map.
- Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, the site is mapped as Precinct 1 Probable Maximum Flood, Precinct 2 Flood Planning Areas and Precinct 3 Flood Storage with some small areas mapped as Floodway. Parts of the site around watercourses are mapped as 1 in 100 year flood level affected.
- Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
- Non-Aboriginal Heritage**
Not applicable.
- Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Management*. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.
- **Strategic merit**
- Central Coast Regional Plan 2041**
Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
- The site is identified as a residential investigation area (precinct 25) in the Central Lakes district and will be delivered under the district’s planning priority to “*Accelerate housing and employment growth in identified precincts*”. The site provides an opportunity to develop low-scale rural residential dwellings and secure a regional biodiversity corridor within an appropriate zoning.
- The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan’s vision and objectives into outcomes for the community.


Actions/strategies for achieving the objectives for the land

- **Actions/strategies**
- Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
- Prepare planning proposal and request Gateway Determination.
- Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 25

Somersby; Old Pacific Highway



 Site 25

0 70 140
m



Site information

- ▶ **Address** Lot 188 DP723277 (943 Old Pacific Highway, Gosford)
- ▶ **Site area** 9.4 ha approximately.
- ▶ **Land zoning** C2 Environmental Conservation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential employment uses; part environment conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

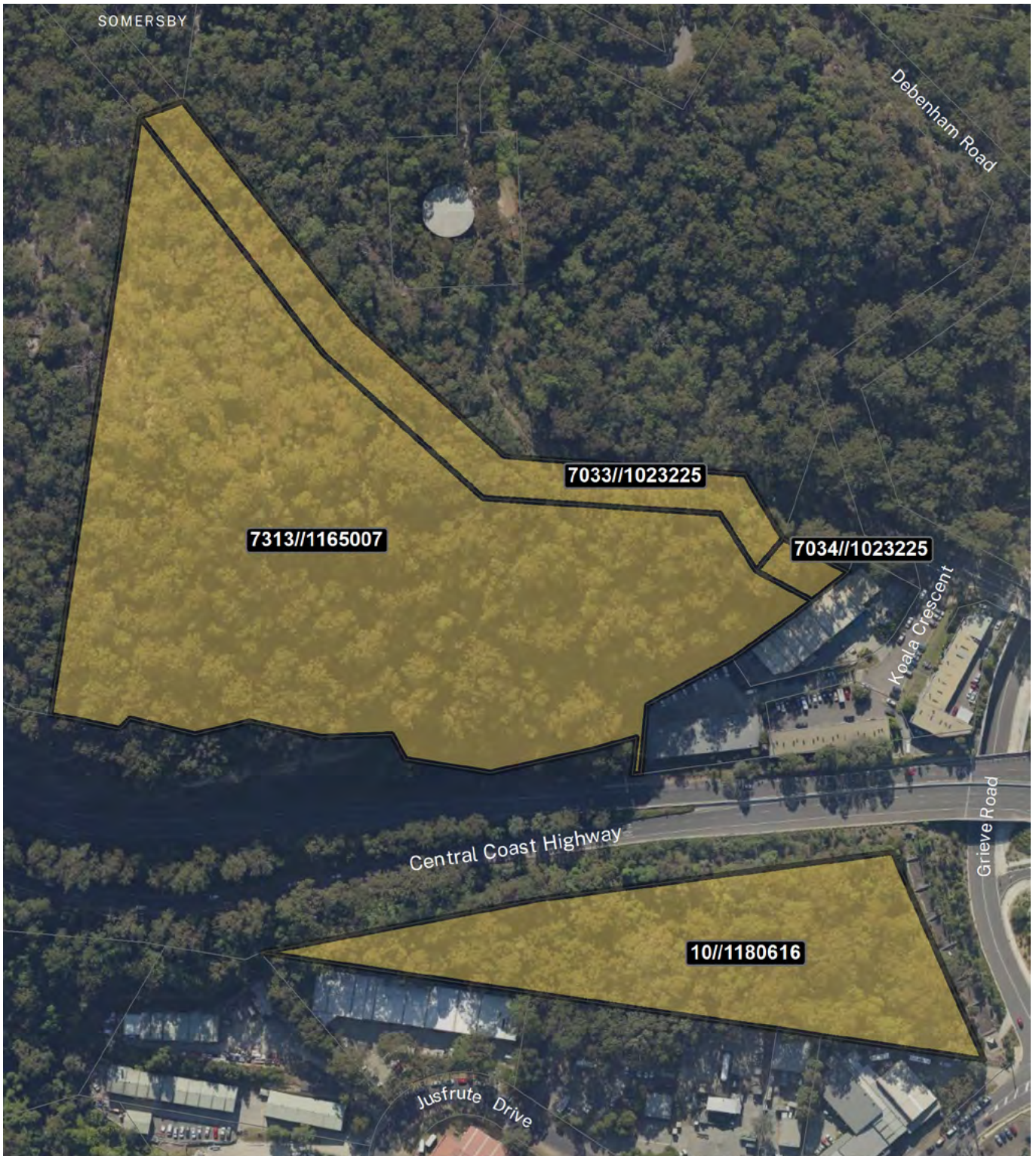
- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
The site is not mapped on the Biodiversity Values Map.
 - Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with a small area of Vegetation Category 3 in the north-west corner.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. No watercourses are identified on the site.
 - Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 "Support the right of Aboriginal residents to economic self-determination" will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified in the Narara district as a residential investigation area adjacent to the tourism precinct as part of the Somersby regionally significant growth area. The site may provide rural residential dwellings ensuring that development will not compromise the operation of the industrial precinct which aligns with the Somersby place strategy outcome to *"design any residential development to avoid compromising existing or potential industrial activities at the industrial precinct"*.
The *Central Coast Regional Plan 2041* has introduced an infrastructure-first and place-based delivery approach that will materialise the plan's vision and objectives into outcomes for the community.


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies**
 - Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
 - Prepare planning proposal and request Gateway Determination.
 - Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 26

West Gosford; Koala Crescent, Central Coast Highway



 Site 26



Site information


- **Address**
- Lot 7033 DP1023225 (Koala Crescent, West Gosford)
 - Lot 7034 DP1023225 (Koala Crescent, West Gosford)
 - Lot 7313 DP1165007 (Koala Crescent, West Gosford)
 - Lot 10 DP1180616 (Central Coast Highway, West Gosford)
- **Site area** 7.4 ha approximately.
- **Land zoning** Deferred Matter (6(a) Open Space (Gosford Interim Development Order No. 122)), C2 Environmental Conservation.

Proposed potential development

- **Nature of potential development proposed for the land** Potential employment land; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.
- **Environmental factors**
- Biodiversity**
The site is mapped on the Biodiversity Values Map.
- Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer along the perimeter.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. No watercourses are identified on the site.
- Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
- Non-Aboriginal Heritage**
No heritage items are on the site. The site is located adjacent to Mount Penang Parklands which includes a number of heritage items.
- Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Management*. The site is mapped in relation to Coastal Environment Area.
- **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified as an employment investigation area in the Narara district forming part of the Somersby regionally significant growth area. Future development can be balanced with the district planning priority to “*protect vegetated ridgelines and enhance the enjoyment of conservation areas for passive recreation activities compatible with the natural environment*”.




Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies**
 - Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
 - Prepare planning proposal and request Gateway Determination.
 - Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.
-

Site 27

Doyalson; Wyee Road, Thompson Vale Road



 Site 27

0 500 1,000
m



Site information

- **Address**
- Lot 204 DP1117900 (10 Wyee Road, Doyalson)
 - Lot 205 DP1117900 (10 Wyee Road, Doyalson)
 - Lot 206 DP1117900 (10 Wyee Road, Doyalson)
 - Lot 207 DP1117900 (10 Wyee Road, Doyalson)
 - Lot 16 DP1210468 (Thompson Vale Road, Doyalson)
- **Site area** 152 ha approximately.
- **Land zoning** C2 Environmental Conservation, RU6 Transition.

Proposed potential development

- **Nature of potential development proposed for the land** Potential large lot and general residential land; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.
- **Environmental factors**
- Biodiversity**
The site is mapped on the Biodiversity Values Map.
- Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Category 3 and Vegetation Buffer.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, areas of the site around watercourses are mapped as Precinct 1 Probable Maximum Flood, Precinct 2 Flood Planning Areas and Precinct 3 Flood Storage. Parts of the site aligned with watercourses are mapped as 1 in 100 year flood level affected.
- Aboriginal Cultural Heritage**
Three Aboriginal sites are located within the boundaries of the site.
- Non-Aboriginal Heritage**
No heritage items are on the site. Heritage item I189 Great Northern Railway is located adjacent to the site within Lake Macquarie local government area.
- Mine Subsidence**
District: Swansea North Entrance (Lots 206, 207).
- Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021* –Coastal Management. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

► Strategic merit Central Coast Regional Plan 2041

Objective 2 “Support the right of Aboriginal residents to economic self-determination” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

Part of the site is identified as a residential investigation area (precinct 11c) in the Central Lakes district and will be delivered under the district’s planning priority to “Accelerate housing and employment growth in identified precincts”. The remainder of the site is mapped as “strategically located but constrained land” and future investigations will determine appropriate development and conservation areas.

The Central Coast Regional Plan 2041 has introduced an infrastructure-first and place-based delivery approach that will materialise the plan’s vision and objectives into outcomes for the community.

Actions/strategies for achieving the objectives for the land

► Actions/strategies

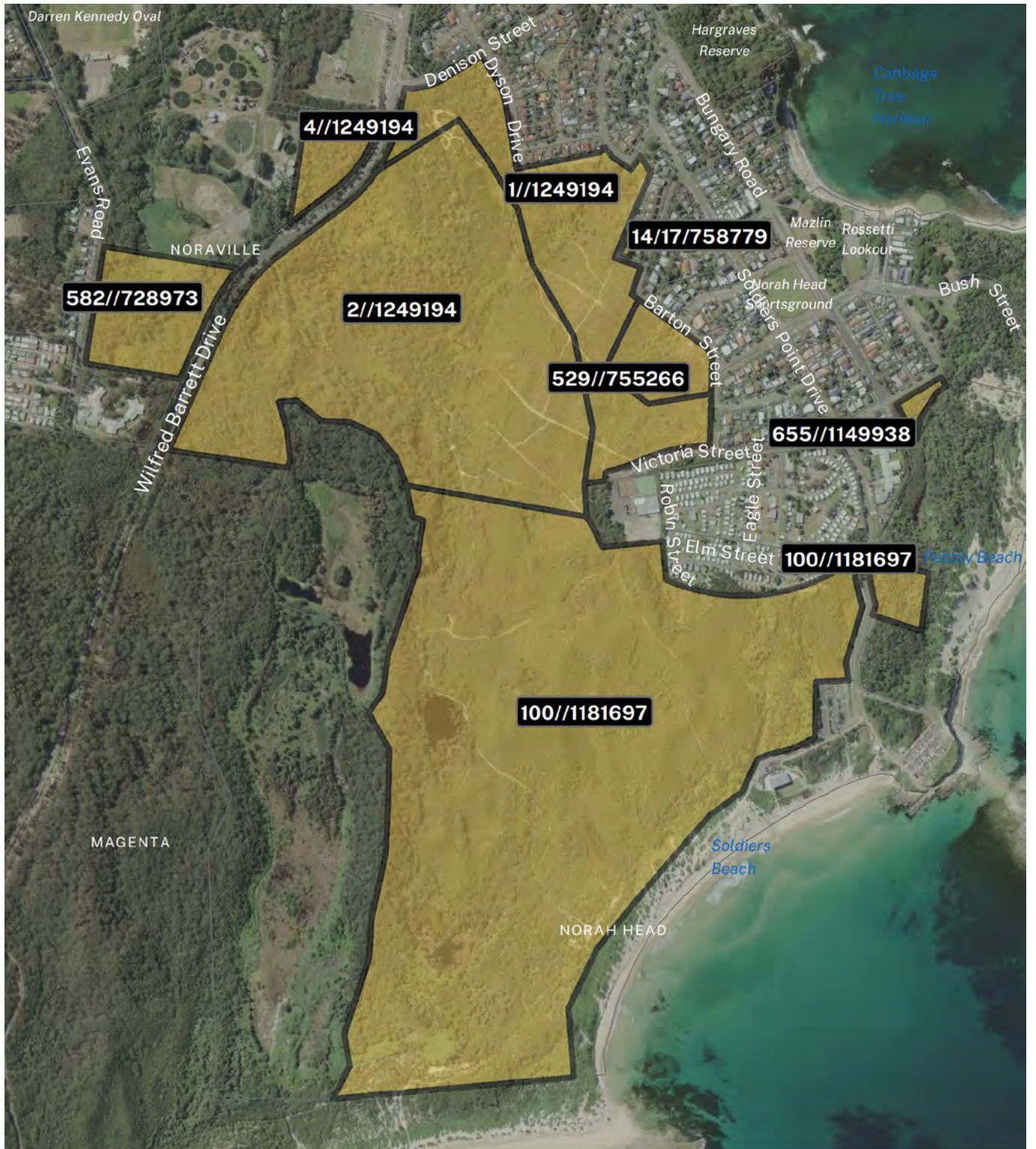
Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.


Prepare planning proposal and request Gateway Determination.

Following approval of the planning proposal –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 28

Norah Head; Wilfred Barrett Drive



 Site 28

0 300 600
m



Site information

- **Address**
- Lot 582 DP728973 (45 Wilfred Barrett Drive, Noraville)
 - Lot 529 DP755266 (15 Barton Street, Norah Head). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 14 Section 17 DP758779 (View Street, Norah Head). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
 - Lot 655 DP1149938 (2 Victoria Street, Norah Head)
 - Lot 100 DP1181697 (81 Soldiers Point Drive, Norah Head)
 - Lot 1 DP1249194 (40 Wilfred Barrett Drive, Noraville)
 - Lot 2 DP1249194 (40 Wilfred Barrett Drive, Noraville)
 - Lot 4 DP1249194 (40 Wilfred Barrett Drive, Noraville)
- **Site area** 148 ha approximately.
- **Land zoning** C2 Environmental Conservation, C3 Environmental Management, RE1 Public Recreation, R1 General Residential, R2 Low Density Residential.

Proposed potential development

- **Nature of potential development proposed for the land** Potential low density and large lot residential development; part environmental conservation/management; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Economic and social factors** See the overarching text included prior to the site information sheets.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- **Environmental factors**
- Biodiversity**
All but one of the lots (Lot 655) are mapped on the Biodiversity Values Map.
- Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Category 3 and Vegetation Buffer.
- Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, various areas of the site are mapped as Precinct 1 Probable Maximum Flood, Precinct 2 Flood Planning Areas, Precinct 3 Flood Storage and Precinct 4 High Hazard. The site is also mapped as 1 in 100 year flood level affected.
- Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
- Non-Aboriginal Heritage**
No heritage items are on the site. Heritage item I180 Noraville Cemetery and Edward Hargraves' grave are located immediately adjacent, to the north-west, at 105 Oleander Street (Lot 7304, DP1146150).
- Coastal Management**
The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021* –Coastal Management. The site is mapped in relation to Coastal Environment Area, and Coastal Use Area.
- **Strategic merit**
- Central Coast Regional Plan 2041**
Objective 2 “*Support the right of Aboriginal residents to economic self-determination*” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan. The site is identified within the Central Lakes district and provides an opportunity to develop low-scale residential dwellings and secure conservation areas within an appropriate zoning. Future development can create a 15-minute neighbourhood to support mixed, multi-modal, inclusive and vibrant communities (objective 3) and diverse and environmentally responsive housing (objective 5).


Actions/strategies for achieving the objectives for the land

- **Actions/strategies**
- Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
Prepare planning proposal and request Gateway Determination.
Following approval of the planning proposal –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 29

Mooney Mooney (Peat Island); Pacific Highway



 Site 29

0 100 200
m



Site information

- ▶ **Address**
 - Lot 10 DP1157280 (Pacific Highway, Mooney Mooney). This site is not owned by Darkinjung LALC. It is owned by Property and Development NSW – which intends to transfer the lot to the ownership of Darkinjung LALC.
 - Lot 11 DP1157280 (Pacific Highway, Mooney Mooney). This site is not owned by Darkinjung LALC. It is owned by Property and Development NSW – which intends to transfer the lot to the ownership of Darkinjung LALC.
- ▶ **Site area** 4.7 ha approximately.
- ▶ **Land zoning** SP2 Infrastructure: Hospital, RE1 Public Recreation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential tourism and commercial uses; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**

A small part of Lot 11 is mapped on the Biodiversity Values Map.
 - Bushfire**

Not applicable.
 - Flooding**

No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, the majority of the two lots are mapped as Precinct 2 Flood Planning Areas and Precinct 1 Probable Maximum Flood. The same areas are mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**

No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**

Peat Island Centre is listed on the NSW State Agency Heritage Register under section 170 of the *Heritage Act 1977*.
Archaeological heritage item A26 Site of George Peat's Inn at Mooney Mooney Point, listed under *Central Coast Local Environmental Plan 2022*, is located immediately adjacent to the site (Lot 12, DP1158746).
 - Coastal Management**

The site is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021* – Coastal Management. The site is mapped in relation to Coastal Wetlands, Coastal Environment Area, and Coastal Use Area.
 - Scenic Protection Land**

Both lots are identified as Scenic Protection Land (“significance beyond the region”) under *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

► Strategic merit Central Coast Regional Plan 2041

Objective 2 “Support the right of Aboriginal residents to economic self-determination” will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.

The site is identified within a tourism corridor crossing over the Watagan and Narara districts. Development of the site will align with the Watagan district’s planning priority to “grow a competitive and resilient economy through rural enterprises and diversification”. This can be achieved by leveraging the prominent location of the site at the entrance to the Central Coast region and reusing significant heritage buildings for a mixed-use precinct.

Actions/strategies for achieving the objectives for the land

► Actions/ strategies

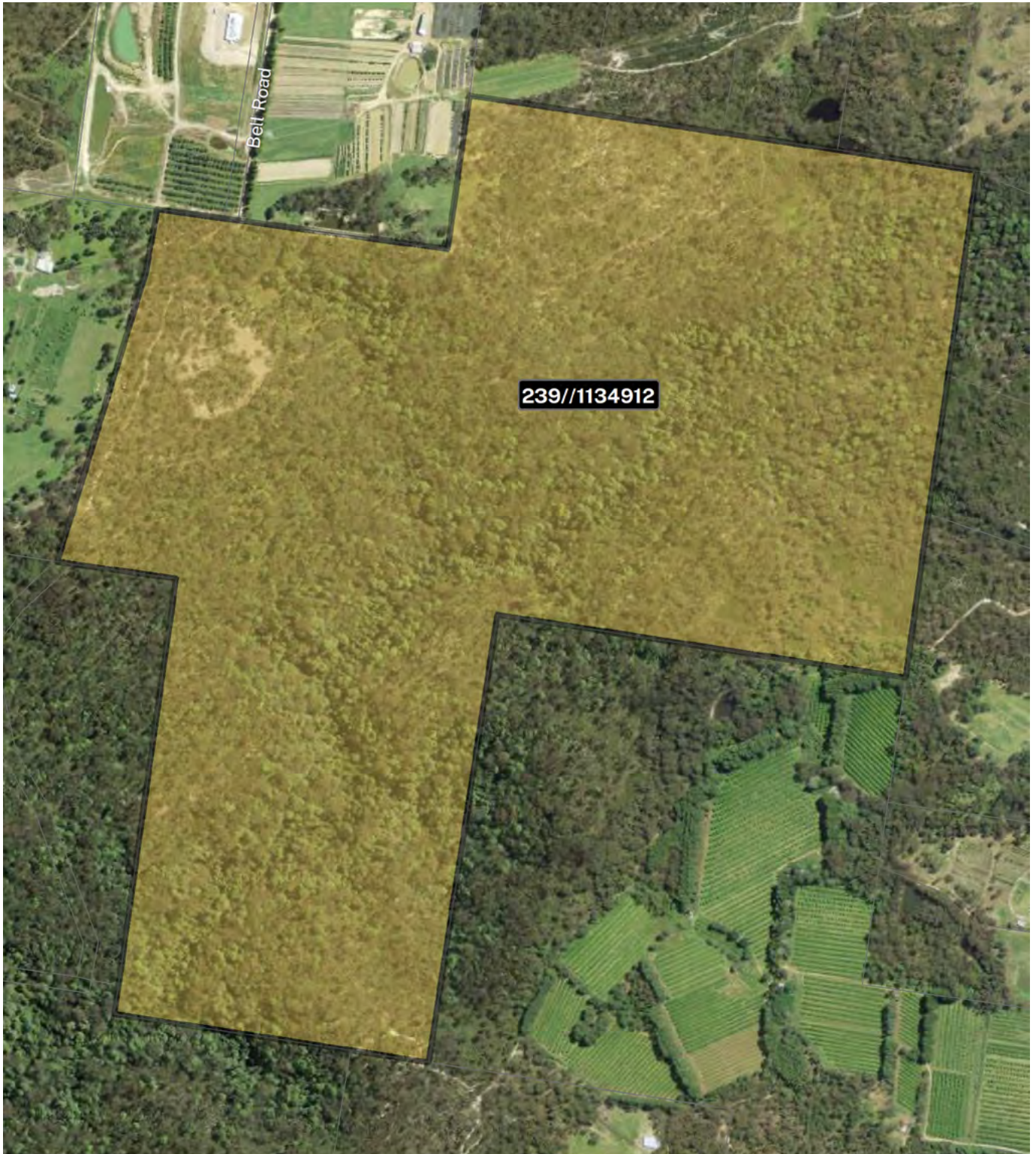
Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.


Prepare planning proposal and request Gateway Determination.

Following approval of the planning proposal – Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 30

Mangrove Mountain; Bell Road



 Site 30

0 200 400
m



Site information

- ▶ **Address** Lot 239 DP1134912 (Bell Road, Mangrove Mountain)
- ▶ **Site area** 101 ha approximately.
- ▶ **Land zoning** C2 Environmental Conservation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Retain C2 Environmental Conservation zoning. Potential cultural tourism uses; or other similar uses.

Basis on which development is proposed, having regard to applicable economic, social and environmental factors

- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
The site is mapped on the Biodiversity Values Map.
 - Bushfire**
Most of the site is mapped as Vegetation Category 1 Bushfire Prone Land with small areas of Vegetation Buffer.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. The site is not mapped on Central Coast Council's online flood mapping. Worleys Creek traverses the site.
 - Aboriginal Cultural Heritage**
Eleven Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 *"Support the right of Aboriginal residents to economic self-determination"* will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified within the Central Coast Plateau regionally significant agricultural growth area forming part of the Watagan district. The site has the potential to deliver the place strategy outcome: *"Promote opportunities to take advantage of the growing visitor economy including activities to strengthen combined tourism and farming operations"*.


Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies** Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.

Site 31

Bateau Bay; Bay Village Road



 Site 31



Site information

- ▶ **Address** Lot 52 DP1154778 (2 Bay Village Road, Bateau Bay). This site is not owned by Darkinjung LALC. It is owned by the State of NSW and is subject to an Aboriginal land claim made by Darkinjung LALC.
- ▶ **Site area** 2.3 ha approximately.
- ▶ **Land zoning** B4 Mixed Use, RE1 Public Recreation.

Proposed potential development

- ▶ **Nature of potential development proposed for the land** Potential commercial uses associated with adjacent shopping centre; or other similar uses.

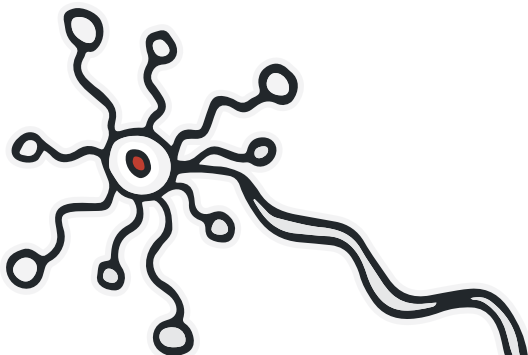
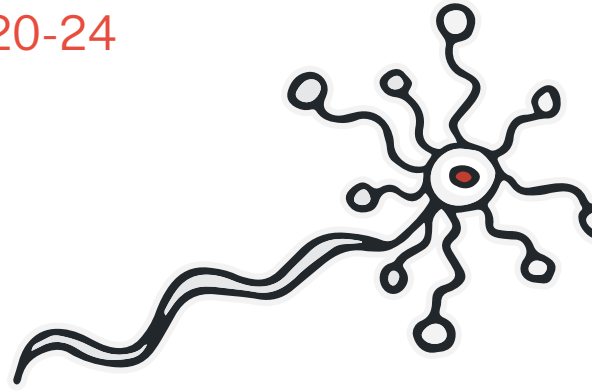
Basis on which development is proposed, having regard to applicable economic, social and environmental factors

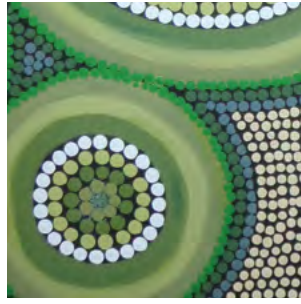
- ▶ **Economic and social factors** See the overarching text included prior to the site information sheets.
- ▶ **Environmental factors**
 - Biodiversity**
Part of the site is mapped on the Biodiversity Values Map.
 - Bushfire**
Much of the site is mapped as Vegetation Buffer, and part of the site on the western side is mapped as Vegetation Category 1 Bushfire Prone Land.
 - Flooding**
No flood mapping is available on the NSW Planning Portal for this site. On Central Coast Council's online flood mapping, parts of the western side of the site are mapped as Precinct 2 Flood Planning Areas, and Precinct 3 Flood Storage. Part of the western side of the site is also mapped as 1 in 100 year flood level affected.
 - Aboriginal Cultural Heritage**
No Aboriginal sites are mapped as being located within the boundaries of the site.
 - Non-Aboriginal Heritage**
Not applicable.
- ▶ **Strategic merit** **Central Coast Regional Plan 2041**
Objective 2 *"Support the right of Aboriginal residents to economic self-determination"* will enable partnerships with the local Aboriginal community to achieve social, cultural, environmental and economic aspirations as outlined in this Development Delivery Plan.
The site is identified within the Karagi regionally significant growth area and is near the Central Coast Highway, identified as a key transit corridor in Objective 4 of the Regional Plan. Key transit corridors are identified in the plan as locations for increased residential density given their accessibility to potential high frequency public transit services.
The site can provide employment and housing opportunities adjoining the Bateau Bay commercial centre delivering the Karagi place strategy outcome to *"create a diverse and vibrant centre for the higher order retail and shopping needs maximising the potential of the commercial core"*.

Actions/strategies for achieving the objectives for the land

- ▶ **Actions/strategies**
 - Darkinjung LALC to undertake studies to determine preferred uses and appropriate zone boundaries, addressing constraints.
 - Prepare planning proposal (if required) and request Gateway Determination.
 - Following approval of the planning proposal (if required) –Darkinjung LALC to determine preferred development scheme and prepare studies to support a development application.
-

Appendix 1 – Darkinjung Local Aboriginal Land Council: Community, Land and Business Plan 2020-24

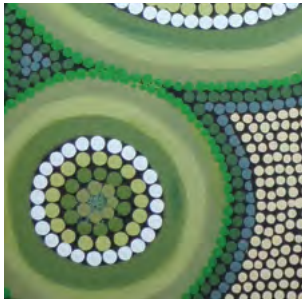




Local Aboriginal Land Council
DARKINJUNG

**2020
2024**

COMMUNITY, LAND AND BUSINESS PLAN



Local Aboriginal Land Council
DARKINJUNG

**2020
2024**

RESPECT AND RECOGNITION

ACKNOWLEDGEMENT

Darkinjung Local Aboriginal Land Council acknowledges that we operate and function on the lands of the Darkinyung people.

We pay our respect to these lands that provide for us. We acknowledge and pay respect to the ancestors that walked and managed these lands for many generations before us.

We acknowledge and recognise all Aboriginal people who have come from their own country and who have now come to call this country their home.

We acknowledge our Elders who are our knowledge holders, teachers and pioneers.

We recognise all Aboriginal people who were forcibly removed from their families and communities and acknowledge the negative impact on the Aboriginal community. We acknowledge that for many of the children and now adults, removal meant they have now lost all connection to family. We acknowledge the life-long consequences for those taken.

We acknowledge our youth who are our hope for a brighter and stronger future and who will be our future leaders.

We acknowledge and pay our respect to our Members and other Aboriginal people who have

gone before us and recognise their contribution to our people and community.

Darkinjung LALC recognises and acknowledges those who fought for Aboriginal rights and recognition in NSW.

We endorse the preamble to the NSW Aboriginal Land Rights Act 1983, which says:

Whereas:

1. Land in the State of New South Wales was traditionally owned and occupied by Aborigines -
2. Land is of spiritual, social, cultural and economic importance to Aborigines -
3. It is fitting to acknowledge the importance which land has for Aborigines and the need of Aborigines for land -
4. It is accepted that as a result of past Government decisions the amount of land set aside for Aborigines has been progressively reduced without compensation –

EXECUTIVE SUMMARY

Darkinjung LALC is a statutory body corporate constituted under the NSW Aboriginal Land Rights Act 1983 (ALRA).

This 2020-2024 Community, Land and Business Plan builds on the achievements of Darkinjung LALC over the past 4 years.

Darkinjung LALC continues to strive towards enhancing the goals set out in our previous Community, Land and Business Plan, which sought to strengthen Aboriginal culture and heritage, enhance our profile and leadership within the business sector and Government, develop strong partnerships, maintain high levels of governance and operational function, manage, preserve and protect our land, generate social returns on investments for our community, and promote the Central Coast Aboriginal community.

Darkinjung LALC is proud of what the organisation has achieved through the commitment and effort of its members, board and staff.

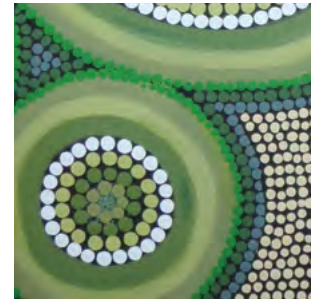
This 2020-2024 Community, Land and Business Plan advances and refines the previous Plan to reflect the needs of our members and our strategic priorities; to build a strong foundation of

harmony, unity and respect through the development of programs and initiatives that enhance the social wellbeing and participation of our community.

The ALRA sets out the matters which must be covered in a Community, Land and Business Plan. These matters are:

- (a) the objectives and strategy of the Land Council in relation to the acquisition, management and development of land and other assets,
- (b) the objectives and strategy of the Land Council in relation to the provision and management of community benefits schemes,
- (c) the objectives and strategy of the Land Council in relation to business enterprises and investment, and
- (d) the objectives and strategy of the Land Council in relation to Aboriginal culture and heritage,

These matters are covered in this Plan, but Darkinjung LALC has also developed its own four key goals which are tied to those matters.



Local Aboriginal Land Council
DARKINJUNG

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4 KEY GOALS OF THIS COMMUNITY, LAND AND BUSINESS PLAN

GOAL ONE

Maintain, strengthen and celebrate Aboriginal values, our culture and our heritage.

GOAL TWO

To enhance the social wellbeing and participation of our community.

GOAL THREE

To ensure the prosperity of our community through the effective management of current and future assets.

GOAL FOUR

Develop new Darkinjung businesses and grow our existing businesses while prudently managing our investments.

HISTORY AND LOCATION

Darkinjung LALC was constituted under the ALRA in 1983. Since its creation, Darkinjung LALC has focused on improving the health and wellbeing of the Aboriginal people in its area.

Darkinjung LALC is located on the Central Coast of New South Wales, its boundaries stretching from Catherine Hill Bay in the north to the Hawkesbury River to the south, the Pacific Ocean to the east and the Watagan Mountains to the west. Darkinjung LALC is the largest private landholder on the Central Coast.

Darkinjung LALC shares its boundaries with neighbouring Aboriginal Land Councils: Biraban LALC, Bahtabah LALC and Metropolitan LALC, which were established around the traditional boundaries of the region.

Darkinjung LALC's boundaries are within the Central Coast Council local government area, with an estimated shared population of over 333,627 and an estimated shared Aboriginal population of over 12,489 (2016 census).

Darkinjung LALC:

- Provides a focal and information sharing point for Aboriginal issues
- Advises government and property owners and managers regarding sites of cultural significance
- Supports Aboriginal culture and heritage events and celebrations
- Claims land under the ALRA
- Has assisted in identifying over 2,000 registered Aboriginal sites
- Delivers social housing to members
- Provides Funeral Fund support to members
- Has a strong position in land and cash assets

Landscape

The geographical area (see map below) of Darkinjung LALC has been gazetted by Parliament.

The Darkinjung LALC region is rich in Aboriginal culture and heritage, largely due to the diverse landscapes in our area ranging from vast coastal estuaries, to mountainous peaks and fresh waterways. The landscape is rich in resources of coal, sandstone, flora and fauna and has over 2985 registered Aboriginal sites.

Our Vision

Darkinjung LALC has developed a set of objectives, and a range of services, which the Council can pursue or provide to achieve its goals. Darkinjung LALC has also developed a set of values to guide its pursuit of those goals.

The Vision of the Council:

To continue to lead and ensure our community's cultural, economic and social prosperity for all generations.

Our values

Darkinjung LALC conducts its business ethically and is committed to improving, protecting and fostering the best interests of its members and all Aboriginal persons within the Council's area.

Darkinjung LALC wishes to be a lighthouse for other Aboriginal organisations and Aboriginal people, offering a model of good governance grounded in Aboriginal values. We are guided by the principles of Aboriginal self-determination and self-governance through the pursuit of social and restorative justice for Aboriginal people.

Achievements and aspirations

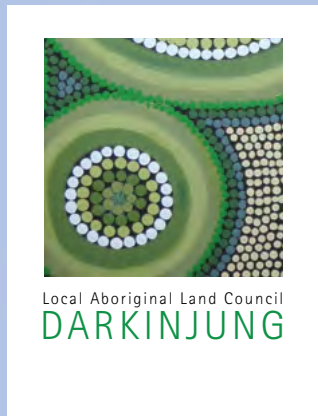
After 36 years in operation, Darkinjung LALC is on sound financial and organisational footing.

If Darkinjung LALC is to continue to maximise the benefits it provides to its members and other Aboriginal people in its area, then it must use its assets productively with a view to preserving value for future generations. We must also build our own capacity by investing in our human capital and source the managerial expertise required to implement this Community, Land and Business Plan.

Darkinjung LALC's goals, objectives and strategies for achieving growth and sustainability are set out in this Plan. To achieve these, Darkinjung LALC must be entrepreneurial, innovative and a model of good governance.

Darkinjung LALC's commitment to its members and the region is to be a strong leader which will develop its capacity to respond to growth and the community's needs. Darkinjung LALC will achieve this through the on-going development of partnerships with government s, non-government organisations, industry groups and our community.

Central Coast



 **Darkinjung Local Aboriginal Land Council Area**



METHODOLOGY

The following methodology was adopted in the preparation of this Plan:

Community Consultation

Community consultation workshops were held over eight sessions in four key locations on the Central Coast. That community consultation process gathered feedback from the members about what could be included in the 2020-2024 Community, Land and Business Plan to help set the vision, goals, objectives and strategies for Darkinjung LALC. These workshops were audio recorded and were documented by a secretariat. All members were provided with a needs analysis survey to complete and return.

Member Engagement Strategy

A list of strategic priorities was developed to focus discussion and to use the experience and knowledge of our members to set a clear direction for this Plan.

Face to face engagement with members

A members meeting was held on 2 February 2020 at which Community, Land and Business Plan information packs were provided and members were encouraged to attend the workshop series.

Board workshop

A two-day consultation process on 15-16 February 2020 to gather further feedback and review the summary outcomes from the workshop series.

Electronic engagement

A members-only closed Facebook page was established to engage those members either unable to attend the face to face sessions and or provide input in writing.

Members were invited to send through email feedback directly to staff.

Print communications

The Darkinjung Dispatch newsletter advertised the workshop series. Letters were also posted to all members and members were provided with consultation checklists to complete and submit in writing.

Darkinjung LALC would particularly like to acknowledge and thank all members and staff for their contribution in developing this 2020-24 Community, Land and Business Plan.

QUADRUPLE BOTTOM LINE

Darkinjung LALC is at its core a social business run for the benefit of its members and other Aboriginal people in its area. It is important to Darkinjung LALC that its decisions be made with the best interests of its members and other Aboriginal people in its area in mind.

To that end, Darkinjung LALC has adopted a Quadruple Bottom Line approach to decision making. When making a decision, Darkinjung LALC will consider its impact on:

One Community participation and wellbeing;

Two Culture, heritage and the environment;

Three Darkinjung LALC's governance and operations; and

Four Financial viability and sustainability.

GOALS, OBJECTIVES AND STRATEGIES

The outcome from the consultation process identified the priority needs for Darkinjung LALC members and the broader Aboriginal community.

That process allowed Darkinjung LALC to identify and develop the key goals, objectives and strategies for this Plan. The four key goals are the aspirational focus of Darkinjung LALC for the duration of this Plan.

The goals are shown below aligned to the matters which must be covered by this Plan.

Goal 1 | Maintain, strengthen and celebrate Aboriginal values, our culture and our heritage. Matter: Aboriginal culture and heritage

Goal 2 | To enhance the social wellbeing and participation of our community.

Matter: Community benefit schemes

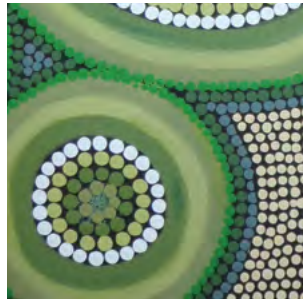
Goal 3 | To ensure the prosperity of our community through the effective management of current and future assets.

Matter: Acquisition, management and development of land and other assets

Goal 4 | Develop new Darkinjung businesses and grow our existing businesses while prudently managing our investments.

Matter: Business enterprises and investment

The objectives and strategies to achieve the key goals, organised by reference to the matters which must be covered in a Community, Land and Business Plan are listed below.



Local Aboriginal Land Council
DARKINJUNG

**2020
2024**

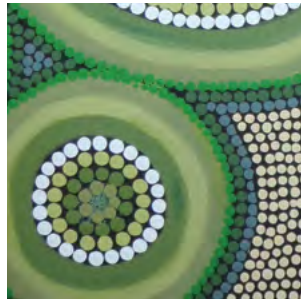
STRATEGIC GOAL 1

ABORIGINAL CULTURE AND HERITAGE

**MAINTAIN, STRENGTHEN AND CELEBRATE
ABORIGINAL VALUES, OUR CULTURE AND
OUR HERITAGE**

OBJECTIVE	STRATEGY
<p>1. Promote and develop Aboriginal values and Aboriginal cultural knowledge in our community</p>	<ul style="list-style-type: none"> • Continue to bring our community together by hosting community events to teach our people our history and culture and to improve connections within our community. • Secure a hall or community facility for members to use and to host community events. • Establish and run regular cultural events, e.g. 'Caring for Country' days and Elders Olympics. • Develop a communications strategy to engage with members and other Aboriginal people in our area, including by: <ol style="list-style-type: none"> 1. maintaining Darkinjung LALC's social media accounts; 2. maintaining our website; 3. providing a forum for members to raise issues, including a forum for members to raise issues anonymously; 4. undertaking surveys; and 5. keeping members up to date on Land Council meetings, policies and events, as well as other relevant non-Land Council news. • Organise excursions and camps for the community with a focus on cultural immersion and teaching. • Provide family education and skills classes to members, including speakers on history, community development, family relationships, etc. • Continue to support members in cultural practices.
<p>2. Improve the understanding of Aboriginal values in the broader community</p>	<ul style="list-style-type: none"> • Offer seminars to the public to teach them about Aboriginal culture and history in Darkinjung LALC's area. • Develop a list of capable and willing volunteers to speak with authority on these issues. • Invite non-Aboriginal people and groups to participate in community events and activities. • Develop a brand profile for Darkinjung LALC which projects the objects it pursues and the values that drive it. • Develop relationships with local and State media organisations to assist the Land Council to communicate with the wider community. • Develop partnerships with key non-Indigenous organisations in Darkinjung LALC's area including Central Coast Council, major sporting and arts bodies, civic organisations and other NGO's. Establish working parties with these groups. • Advocate publicly on issues important to our community. • Document our relationships and partnerships with media, governments and other organisations and promote these where they are successful. • Prepare and disseminate an official acknowledgement of country for use at official events. • Create and maintain partnerships with local schools and other training organisations, including the Darkinjung Barker school. • Engage with stakeholders to create or upgrade signage to identify Darkinjung LALC and Darkinyung boundaries.

OBJECTIVE	STRATEGY
<p>3. Maintain, protect and regenerate significant land and sites within the Darkinjung LALC region</p>	<ul style="list-style-type: none"> • Create and maintain partnerships with local schools and other training organisations, including the Darkinjung Barker school. • Engage with stakeholders to create or upgrade signage to identify Darkinjung LALC and Darkinyung boundaries. • Undertake regular site visits to ensure all Aboriginal sites in our area are protected and conserved. • Develop a cultural heritage site overlay to identify sites in Darkinjung LALC's area. • Publish information on the importance of Aboriginal sites and landscapes within our area. • Develop and implement a cultural burn policy for land in Darkinjung LALC's area. Partner with the Rural Fire Service when developing and implementing the policy. • Run community 'Caring for Country' working bee and excursion days to educate and engage our members.
<p>4. Improve the protection of Aboriginal cultural heritage</p>	<ul style="list-style-type: none"> • Advocate for law reform which better protects Aboriginal culture and heritage, including Aboriginal sites, objects, and landscapes. • Coordinate with NSWALC, the Network and other Aboriginal organisations to seek better protections for Aboriginal culture and heritage. • Where appropriate, seek the return of Aboriginal objects and artefacts to Aboriginal ownership.
<p>5. Develop an Aboriginal cultural heritage service</p>	<ul style="list-style-type: none"> • Set up an Aboriginal cultural heritage service. • Employ site officers to identify, record, monitor and advise on Aboriginal cultural heritage within Darkinjung LALC's area. • Use Darkinjung LALC's website and social media to promote its Aboriginal cultural heritage service.



Local Aboriginal Land Council
DARKINJUNG

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STRATEGIC GOAL 2

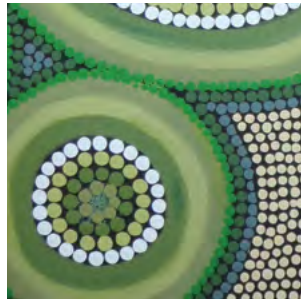
**COMMUNITY BENEFIT
SCHEMES**

**TO ENHANCE THE SOCIAL WELLBEING AND
PARTICIPATION OF OUR COMMUNITY**

OBJECTIVE	STRATEGY
<p>6. 6 Develop an understanding of our community's needs</p>	<p>Undertake surveys and host forums and workshops for members and other Aboriginal people in our area to understand their needs in relation to housing, employment, health, connection, and other things.</p> <ul style="list-style-type: none"> • Identify members and families in need of priority assistance.
<p>7. Assist members to obtain decent and affordable housing</p>	<ul style="list-style-type: none"> • Continue to operate our social housing program. • Ensure our social housing policies encourage tenants to seek and maintain employment. • Advocate for other government and non- government social housing policies to reflect the same. • Investigate options to upgrade and improve the infrastructure and landscaping for our housing properties. • Assist members to access housing services where this cannot be provided by Darkinjung LALC. • Investigate options for home ownership schemes for our members and: <ol style="list-style-type: none"> 1. build relationships with capability partners, e.g. developers, banks and other financiers; 2. develop a business case; and 3. implement a pilot program. • Investigate options for the construction of new homes, either as part of a home ownership scheme or as social housing for members. • Offer seminars to members and other Aboriginal people in our area to understand strategies for achieving home ownership and for overcoming poverty and homelessness.
<p>8. Assist our ageing members to access culturally- appropriate care services</p>	<ul style="list-style-type: none"> • Partner with government and non-government aged care providers in Darkinjung LALC's area to assist them to deliver culturally-appropriate aged care to Aboriginal people. • Identify land that would be suitable for an aged care facility for members and other Aboriginal people, investigate funding options and develop a business case.
<p>9. Improve the health of Aboriginal people in our area</p>	<p>Consult with organisations providing health services to Aboriginal people to discuss how Darkinjung LALC can assist them in their objectives, including by offering the use of Darkinjung LALC's facilities.</p>

OBJECTIVE	STRATEGY
<p>10. Educate and train our members and their families to build their capacity</p>	<ul style="list-style-type: none"> • Build and maintain partnerships and relationships with RTO's to facilitate training courses for members. • Partner with TAFE and other skills-training providers to provide courses to apprentices and trainees. • Establish a scholarship fund for students to support high-achieving students and students in need. Work with other scholarship funds to provide the same. • Host seminars for parents on how they can support their children's learning. • Establish a fund to assist families with school and training-related costs such as uniforms, supplies and excursions. • Provide a forum for Darkinjung Youth to speak to the Board about youth issues. • Develop a 'Young Community' program to mentor Darkinjung Youth. Engage with other Aboriginal mentoring programs such as AIME to do the same. • Partner with TAFE and other skills-training providers to establish school-based traineeships and training programs.
<p>11. Create and support employment for the Darkinjung Community</p>	<ul style="list-style-type: none"> • Identify and prioritise employment opportunities for members and other Aboriginal people in Darkinjung LALC's businesses. • Assist members to start businesses and utilise Federal and State Government procurement opportunities. • Setup a fund to assist jobseekers with job-related costs such as tools, clothing, equipment, etc. • Identify opportunities including by working with capacity partners to create jobs for Darkinjung members and other Aboriginal people.
<p>12. Support our members with the passing of a loved one</p>	<ul style="list-style-type: none"> • Continue to operate our Funeral Fund for members and their families. • Support members and their families in organising a funeral for a loved one. • Investigate options for an Aboriginal cemetery on Darkinjung LALC land.
<p>13. Improve our own capacity</p>	<p>Employ staff to organise and coordinate community events and seminars, setup and administer the funds identified in this Plan, build relationships and partnerships with other organisations, and monitor the implementation of this Plan.</p> <ul style="list-style-type: none"> • Provide leadership and professional development opportunities to staff and members. • Prioritise the employment of Aboriginal people from our area where possible.

OBJECTIVE	STRATEGY
<p>14. Support inmates and released prisoners</p>	<ul style="list-style-type: none"> • Support inmates and released prisoners in their rehabilitation. • Support the families of inmates and released prisoners.
<p>15. Identify and develop other plans to deliver community benefits</p>	<ul style="list-style-type: none"> • Investigate other options to provide community benefits to our members including options to support the teaching or celebration of Aboriginal values by other organisations. • Develop our own administrative capacity to deliver further community benefit schemes. • Only pursue further schemes if they do not unreasonably detract from our existing programs. • Where appropriate, apply for grants from Government and private bodies to support additional community benefit schemes.



Local Aboriginal Land Council
DARKINJUNG

**2020
2024**

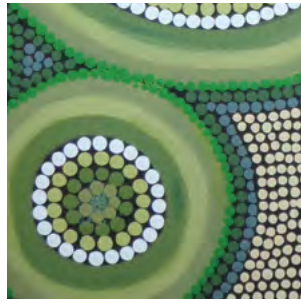
STRATEGIC GOAL 3

**ACQUISITION, MANAGEMENT
AND DEVELOPMENT OF LAND
AND OTHER ASSETS**

**TO ENSURE THE PROSPERITY OF OUR
COMMUNITY THROUGH THE EFFECTIVE
MANAGEMENT OF CURRENT AND
FUTURE ASSETS**

OBJECTIVE	STRATEGY
<p>16. Acquire strategic land through land claims, Aboriginal land agreements, purchase and lease</p>	<p>Review land claims to identify claims for priority determination and refer these to Crown Lands. Continue to make land claims.</p> <p>Identify Crown land which is strategically valuable to Darkinjung LALC and seek the transfer of this land under an Aboriginal land agreement or other agreement.</p> <ul style="list-style-type: none"> • Continue to engage in the land negotiation process. • Purchase or lease strategic properties where required, e.g. for a community hall. • Acquire culturally-significant land and sites to preserve. • Seek to acquire properties being divested by housing providers, e.g. the AHO.
<p>17. Progress and deliver Darkinjung LALC's priority projects</p>	<p>Progress and deliver Darkinjung's four key priority projects:</p> <ol style="list-style-type: none"> 1. Lake Munmorah residential subdivision (in stages); 2. Wallarah industrial and employment precinct; 3. Somersby rural residential development and conservation lands; 4. Kariong low density residential and conservation lands. <ul style="list-style-type: none"> • Pursue other priority projects identified in the Strategic Land Assessment • Developments should only proceed where legal constraints, such as biodiversity constraints, do not unfairly burden Darkinjung LALC.
<p>18. Streamline and improve development pathway for Darkinjung LALC's development projects</p>	<ul style="list-style-type: none"> • Implement the Darkinjung Delivery Framework including by assisting the Minister to prepare a Development Delivery Plan for Darkinjung LALC's priority projects. • Seek to include all priority projects in the Aboriginal Land SEPP. • Investigate options for improving the development pathway for Darkinjung projects including legislative reform. • Advocate for legislative change where required. • Advocate for an independent, specialist body to assess development on LALC land. • Develop a strategic plan which identifies Darkinjung's priority development land and land which Darkinjung considers appropriate for nature conservation.
<p>19. Develop a plan for a Darkinjung Cemetery</p>	<ul style="list-style-type: none"> • Investigate land suitable for a cemetery. • Prepare a feasibility study and business case for the establishment of a cemetery. • Where appropriate, partner with another cemetery manager to deliver a cemetery for Indigenous and non-Indigenous people.

OBJECTIVE	STRATEGY
<p>20. Manage existing holdings</p>	<ul style="list-style-type: none"> • Implement the recommendations of the Strategic Land Assessment. • Maintain a database of landholdings and land under claim. • Identify surplus lands and assets for disposal to fund key priority projects. • Maintain a database of all studies and research undertaken in relation to our holdings and land under claim.
<p>21. Develop other income streams from land and other assets</p>	<ul style="list-style-type: none"> • Analyse our portfolio of land and other assets to identify other possible income streams. • Develop a business case for potential income streams. • Obtain expert advice and undertake appropriate due diligence on all business and land ventures, including early engagement with NSWALC and other approval authorities.
<p>22. Investigate conservation options for land</p>	<ul style="list-style-type: none"> • Investigate options for applying Darkinjung LALC lands to conservation uses, including through the establishment of biodiversity stewardship or conservation sites, where economically viable.
<p>23. Promote Aboriginal enterprises</p>	<ul style="list-style-type: none"> • Identify opportunities for businesses owned by our members to operate on Darkinjung LALC land.
<p>24. Pursue partnerships to utilise land</p>	<ul style="list-style-type: none"> • Seek capability partners to develop and use land for commercial or community purposes.
<p>25. Develop a Ranger Program to manage, protect and regenerate land and sites within our area</p>	<ul style="list-style-type: none"> • Design a Ranger Program with input from NPWS, the NSW Government and Central Coast Council. • Implement the Program. • The Ranger Program may operate as a business offering land management services but can also comprise volunteers interested in Caring for Country.



Local Aboriginal Land Council
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STRATEGIC GOAL 4

BUSINESS ENTERPRISES AND INVESTMENT

**DEVELOP NEW DARKINJUNG BUSINESSES
AND GROW OUR EXISTING BUSINESSES WHILE
PRUDENTLY MANAGING OUR INVESTMENTS**

OBJECTIVE	STRATEGY
<p>26. Develop our key landholdings and priority projects</p>	<ul style="list-style-type: none"> • Prioritise the development of our priority projects as set out in this Plan.
<p>27. Set up an Aboriginal cultural heritage business</p>	<ul style="list-style-type: none"> • Investigate options to set up an Aboriginal cultural heritage business. • Prepare a business case. • Partner with tertiary education organisations and other organisations if required. • Market our Aboriginal cultural heritage business.
<p>28. Develop other complementary businesses</p>	<ul style="list-style-type: none"> • Develop other complementary businesses to support existing Land Council business and deliver further jobs and benefits to our members and Aboriginal people in our area. Businesses could include land management and bush regeneration, seed collection, plant nursery, etc. • Prepare a business case and seek independent advice for all new business ideas.
<p>29. Manage the risks of our businesses</p>	<ul style="list-style-type: none"> • Where appropriate, operate new business enterprises through separate entities to manage the risks to Darkinjung LALC and its other assets and to provide flexibility to the new business. • Ensure members are kept informed of the operations of our businesses.
<p>30. Grow the Intergenerational Wealth Fund</p>	<ul style="list-style-type: none"> • Continue to invest into the wealth fund where prudent. • Ensure all fund assets are prudently managed for the benefit of future generations. • Consult with or retain independent expert advisors or fund managers to advise us on our investments. • There is no requirement for surplus funds to be invested in the wealth fund.
<p>31. Maintain a prudent investment strategy</p>	<p>Consider and, if appropriate based on independent professional advice, use the range of potential investments available under the ALRA and the Regulation including:</p> <ol style="list-style-type: none"> 1. Australian and international equities; 2. term deposits; 3. Government-backed securities; 4. real property and property trusts; and 5. other investments that Darkinjung LALC determines are in the best interests of it and Aboriginal people in its area. <ul style="list-style-type: none"> • Ensure all investments comply with the ALRA. • Nothing in this Plan requires Darkinjung LALC to allocate assets to a particular investment.
<p>32. Take advantage of Indigenous procurement targets</p>	<ul style="list-style-type: none"> • Take advantage of Federal and State Government procurement targets where possible. • Seek to develop businesses in joint venture with capability partners. • Seek to partner with other Indigenous businesses on joint projects where possible. • Assist members and their businesses to take advantage of procurement opportunities.



DEMOGRAPHICS

The estimated resident Aboriginal and Torres Strait Islander population of Australia as at 30 June 2016 was 798,400 people, or 3.3% of the total Australian population.

This population estimate represents a 19% increase in the Aboriginal and Torres Strait Islander population estimates from the estimate of 669,900 for 30 June 2011. The largest estimated resident population of Aboriginal and Torres Strait Islander Australians lived in New South Wales with 265,685 people representing 3.4% of the total NSW population and 33.3% of the Aboriginal population of Australia.

The NSW Central Coast region is located at the centre of the State's fastest growing corridor – between Sydney and Newcastle – where the population is estimated to grow to 1.1 million by 2036 (an increase of 75,500 people).

The City of Central Coast has an estimated population of 333,627 as of June 2018, growing at 1% pa. making it the third-largest urban area in New South Wales and the ninth-largest urban

area in Australia. The Central Coast NSW population forecast for 2020 is 350,505 and is forecast to grow to 414,615 by 2036. In 2016 the estimated population of Aboriginal people residing on the Central Coast was 12,489 people – 6,189 males and 6,300 females, 3.8% of the total population. There are no identifiable Aboriginal community concentrations in the region.

The Aboriginal population on the Central Coast is marked by a high youth demographic, with almost 39 per cent of the Aboriginal population under 15 years of age, compared to 20 per cent for the non-Aboriginal population. In contrast, only 1.1 per cent of the Aboriginal population was aged 75 or over, compared with 9.4 per cent of the non-Aboriginal population. The median age for an Aboriginal in the Central Coast region in 2016 was 21 years.

The table below shows estimated resident population data derived from the 2016 Census of Population and housing. This illustrates the considerable difference between the high proportion of young Aboriginal people and the ageing non-Aboriginal population.

Central Coast

327,736	Population	12,483
44.4 : 51.6	Male : Female %	49.6 : 50.4
42	Median Age	21
144,409	Private Dwelling	5,823
2.5	Average people per household	3.3

Income, Mortgage, Rent	\$1,258	Median weekly household income	\$1,315
	\$1,750	Median monthly mortgage	\$1,759
	\$350	Median weekly rent	\$350
Level of highest educational attainment Top responses 15 years and over	15.5%	Year 10	19.0%
	9.6%		
	16.7%	Year 9 or below	13.9%
	13.0%	Certificate Level III	17.0%
		Year 12, 13.7 13.8 Year 11	6.6%
Employment People who reported being in the labour force, aged 15 years and over	55.3%	Worked full time	49.6%
	32.9%	Worked part time	30.5%
	5.1%	Away from work	6.0%
	6.7%	Unemployed	13.9%
Occupation Top responses employed people aged 15 years and over	18.6%	Professionals	13.2%
	12.4%	Community & personal service	17.7%
	10.6%	Sales	11.1%
	10.4%	Technicians and Trades	15.9%
	13.7%	Clerical & Administration	11.4%
Unpaid work People aged 15 years and over	70.3%	Did unpaid domestic work	67.0%
	28.9%	Cared for child/children	33.9%
	12.6%	Provided unpaid assistance to a person with a disability	15.8%
	17.2%	Did voluntary work	15.5%
Property	34.7%	Owned outright	14.4%
	34%	Owned with a mortgage	33.1%
	26.8%	Rented	48.5%

SUMMARY

Darkinjung LALC is taking a leading role in building new and valuable relationships with other organisations and the community for the benefit of Aboriginal and non-Aboriginal people and for the benefit of the environment.

Relationship Matrix - Internal

MEMBERS AND LOCAL ABORIGINAL COMMUNITY

Relationship: Need for improved access to housing, health, education, training and employment opportunities. Need for long term generational self-sufficiency.

STAFF

Relationship: Job security, stability and satisfaction. Clear line of authority. Making a difference to community. Leadership and clear direction.

SUPPLIERS OF GOODS AND SERVICES

Relationship: Ongoing business.

Relationship Matrix - External

TRADITIONAL OWNERS AND REGISTERED ABORIGINAL OWNERS

Relationship: No registered Aboriginal in Darkinjung LALC's area.

LOCAL ABORIGINAL COMMUNITY-CONTROLLED BUSINESSES AND HEALTH SERVICES

Relationship: Consultation and agreement on strategies to address common issues and goals. No duplication of services.

LOCAL BUSINESS

Relationship: Enhance working relationships and joint cooperation.

LOCAL, STATE AND FEDERAL GOVERNMENT BODIES

Relationship: Achieve goals and negotiate program development through appropriate assistance and funding opportunities.

Relationship Matrix - Other

BROADER COMMUNITY

Relationship: Liaise with and where appropriate share information to assist the broader community to understand Aboriginal values and to assist us to achieve economically, culturally and socially.

MEDIA

Relationship: Develop relationships with media organisations to share stories involving Darkinjung LALC, our members, NAIDOC, community support, education and social initiatives and other news important to people in our area.

OTHER INDUSTRY BODIES AND ORGANISATIONS

Relationship: Partner with industry bodies and other organisations to achieve the goals set out in this Plan.

Disclaimer

Darkinjung LALC has prepared this Community, Land and Business Plan 2020-24 in good faith and in compliance with the ALRA. This Plan's content is based on responses obtained during meetings, site visits, documents reviewed and provided, and associated communications and research including with NSWALC, the Registrar of the ALRA and relevant government departments.

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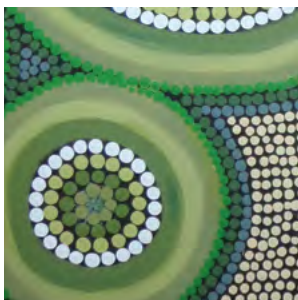
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