

An aerial photograph of a residential neighborhood with various houses, trees, and streets. The houses have different colored roofs, including red, blue, and grey. There are green lawns and some trees with yellow and orange autumn foliage. A road curves through the neighborhood.

Scoping Proposal

190 Pollock Avenue, Wyong

Prepared on behalf of Elbargon Investments Pty
Limited as trustee for Elbargon Trust

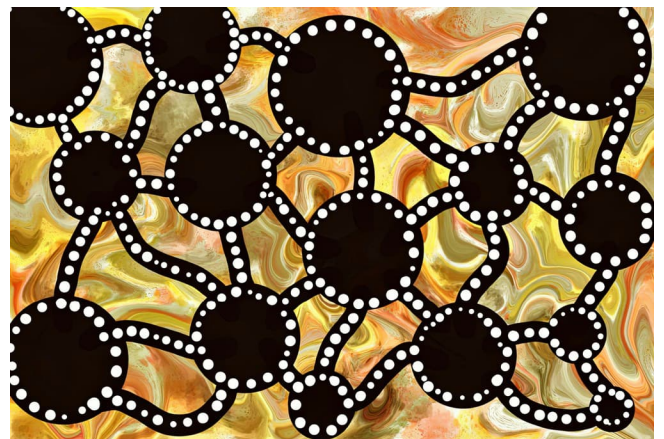
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Acknowledgement of Country

We, ADW Johnson, acknowledge the Traditional Custodians of the land where we live and work, the country of Awabakal, Darkinjung and the Eora Nation.

We recognise their continuous connection to the land and waters of our beautiful regions. We pay our respects to Aboriginal and Torres Strait Islanders Elders past, present and emerging.

Artwork created by Joe Griffin, a proud Aboriginal man, descendant of the Awabakal people.



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1 Introduction

1.1 Overview

This scoping proposal supports a request to amend the Central Coast Local Environmental Plan 2022 (LEP 2022) to rezone a 1.49-hectare site at 190 Pollock Avenue, Wyong for low density residential use. The site is within the Greater Warnervale Precinct 40 residential investigation area in the Central Coast Regional Plan 2041. The proposal aligns with the Central Coast Regional Plan 2041 and Planning Priority 1 which focuses on accelerating housing growth within identified residential precincts.

The scoping proposal has been prepared on behalf of the landowner and developer Elbargon Investment Pty Limited as trustee for Elbargon Trust (Elbargon Investment).

The purpose of the scoping proposal is to formally engage with Central Coast Council (the Council), the Department of Planning, Housing and Infrastructure (DPHI) and other government agencies and authorities and request study requirements which will inform the preparation of the planning proposal to be submitted to Council under Section 3.31 of the *Environmental Planning and Assessment Act 1979*.

The scoping proposal is supported by an indicative layout plan which has been informed by site analysis and bushfire advice, and demonstrates the capability of the site to accommodate around 14 residential lots.

A copy of the indicative layout plan for the site based on a standard 450m² lot subdivision is included in **Figure 1**.

The scoping proposal has been prepared in accordance with DPHI's *Local Environmental Plan Making Guideline (August 2023)* and includes:

- the proponent's details;
- site location and legal description;
- a summarised scope of the proposal;
- outcomes of consultation undertaken to date;
- identification of key issues/matters that need to be addressed by the planning proposal;
- a brief justification as to why the proposal has strategic merit;
- a summary of the technical studies undertaken to date and key findings;
- identification and scope of additional technical studies required to support the planning proposal; and
- identification of agencies and authorities that may need to be consulted during the preparation of the planning proposal.

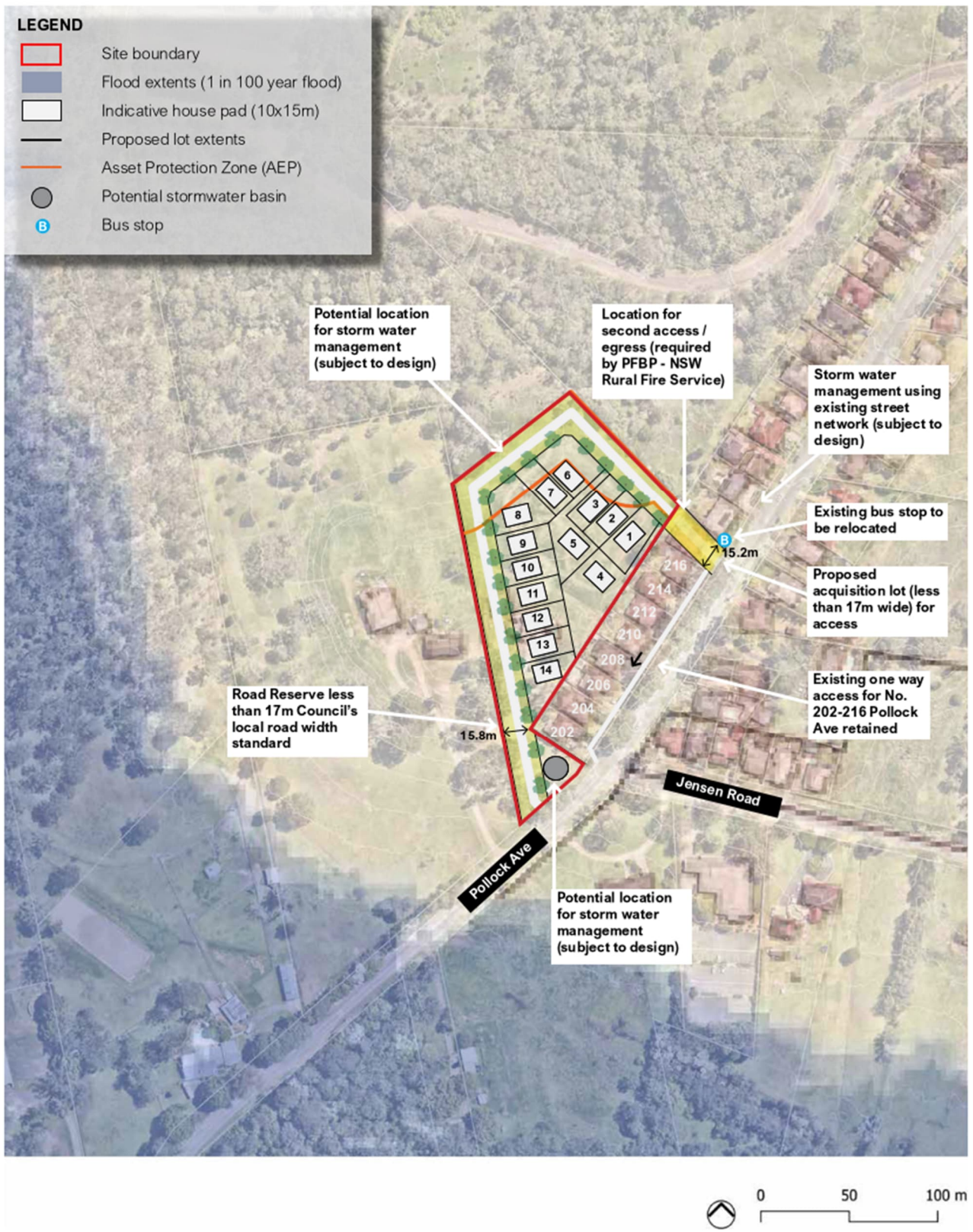


Figure 1: Indicative concept plan (based on standard minimum 450m² lot subdivision)

1.2 Proponent Details

The proponent's details are shown in **Table 1** below.

Table 1 –Proponent Details

Proponent Name	Elbargon Investment Pty Limited as trustee for Elbargon Trust
ABN	46 142 385 886
Address	Suite 202, The Langdon 192 Caroline Chisholm Drive Winston Hills NSW 2153

1.3 Site Description

The site comprises one lot, is irregular in shape and has an area of approximately 1.49ha (refer to **Figure 2**). It is legally described as Lot 12 in DP 805783 and is generally known as 190 Pollock Avenue, Wyong.



Figure 2: Site Plan

1.4 Overview of the Proposal

The principal environmental planning instrument that applies to the site is LEP 2022. An overview of the proposed changes to LEP 2022 as it relates to the site is provided in **Table 2**. A detailed description of the proposed amendments and justification for the same is provided in **section 4** of this scoping proposal.

Table 2 – Overview of proposed amendments to LEP 2022

Provision of LEP 2022	Existing	Proposed
Zone (Section 2.1)	C3 Environmental Management	R2 Low Density Residential
Minimum lot size (Section 4.1)	40ha	450m ²
Minimum lot size for dual occupancies (Section 4.1B(3))	Not applicable	Existing clause within LEP will apply to site, enabling consent to be granted to development for the purposes of dual occupancies with the following lot sizes— (a) for dual occupancies (attached)—550m ² , or (b) for dual occupancies (detached)—700m ² .
Exceptions to minimum lot size for dual occupancies (Section 4.1C(3))	Not applicable	Existing clause within LEP will apply to the site, enabling development consent to be granted for a single development application that is for both of the following— (a) the erection of a dual occupancy, (b) the subdivision of the land into 2 lots that are both smaller than the minimum size shown on the lot size map.
Height of buildings (Section 4.3)	Not applicable	Not applicable
Floor space ratio (Section 4.4)	Not applicable	Not applicable

1.5 Preliminary consultation with Council

Preliminary consultation with Council officers took place in April and July 2025. The key focus of the initial April discussions related to Council's preference that any future rezoning of the site should consider the entire Greater Warnervale Precinct 40 residential investigation area. Following this meeting, the proponent demonstrated that the majority of this residential investigation area is affected by significant flooding (probable maximum flood) and notable biodiversity values, rendering it unsuitable for more intensive residential uses. Only the site itself and part of the adjoining property at 188 Pollock Avenue were found to be relatively unconstrained (refer to **Figures 3-4**).

In July 2025, Council officers requested that consideration be given to including the adjoining property at 188 Pollock Avenue within any future planning proposal, noting that this would promote an orderly development outcome (defined by servicing catchments, land constraints etc). Council officers encouraged Elbargon Investment to undertake further consultation with the owner of 188 Pollock Avenue and noted that provision should be made to service both properties by extending the sewer main west of the site along Pollock Avenue. Should the adjoining landowner support the rezoning of their land, but not wish to develop in the immediate future, there remains the option to cap off the pipe while still allowing for future connection when development occurs.

Further approaches were made to the adjoining property owner in August and September 2025. The landowner again confirmed that they are not interested in pursuing a rezoning of their property, either now or in the foreseeable future.

Additionally, the landowner advised that they do not wish to correspond with Council (or Elbargon Investment) regarding 188 Pollock Avenue until such time as it aligns with their own plans. Elbargon Investment does not have the landowner's consent to include their property in any future rezoning application, nor does it have consent to undertake technical studies or investigations on that land.

Although Council's preference remains to include this land in any future planning proposal for the site, this is not possible. The development scenario prepared by ADW Johnson for the site (discussed in **section 3.2**) demonstrates that the orderly and efficient use and development of both sites can occur independently, while still achieving an appropriate urban form and an acceptable level of amenity. On this basis, the property at 188 Pollock Avenue does not form part of the site or land to which this planning proposal relates.

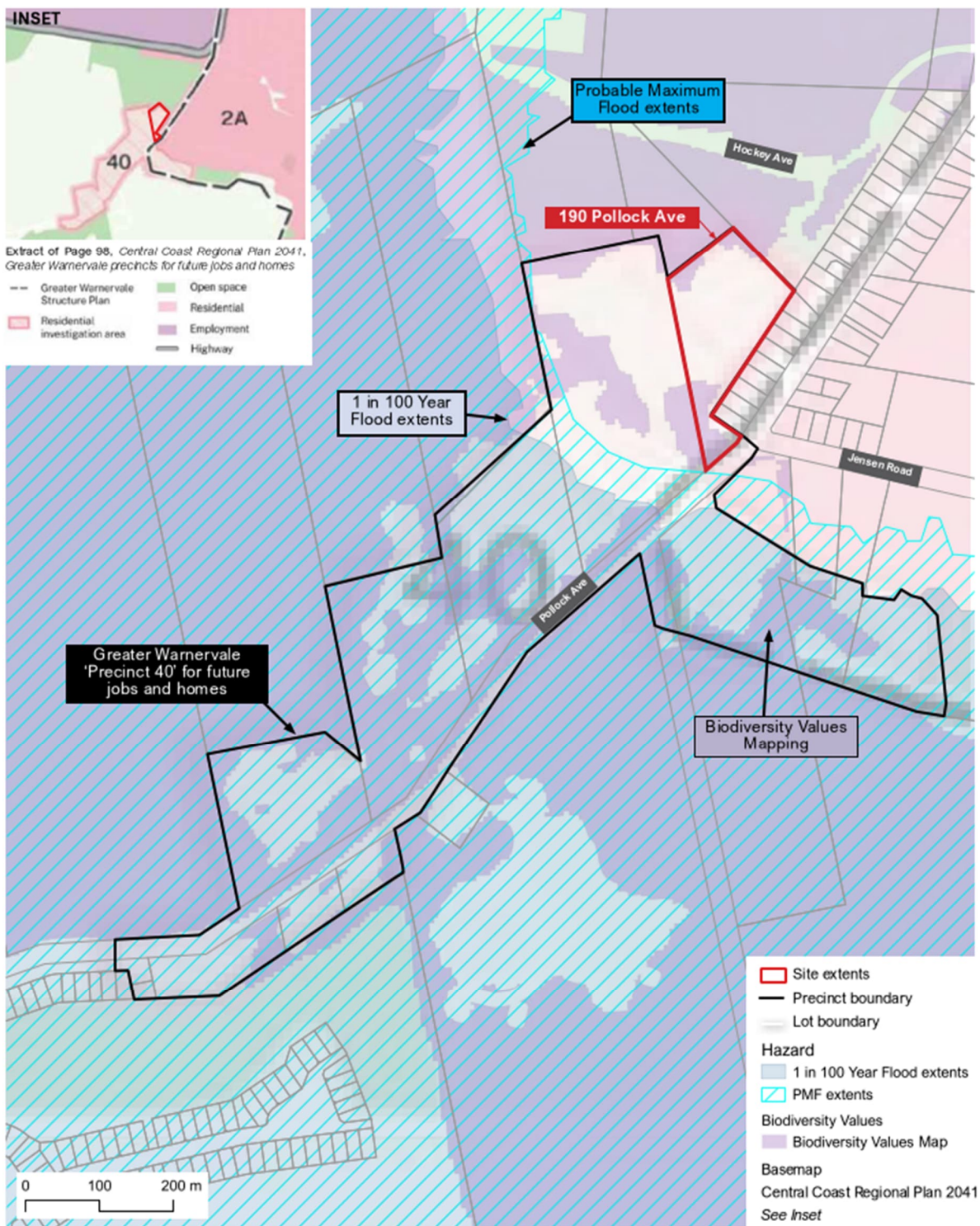


Figure 3: Greater Warnervale Precinct 40 with flooding and biodiversity overlays shown

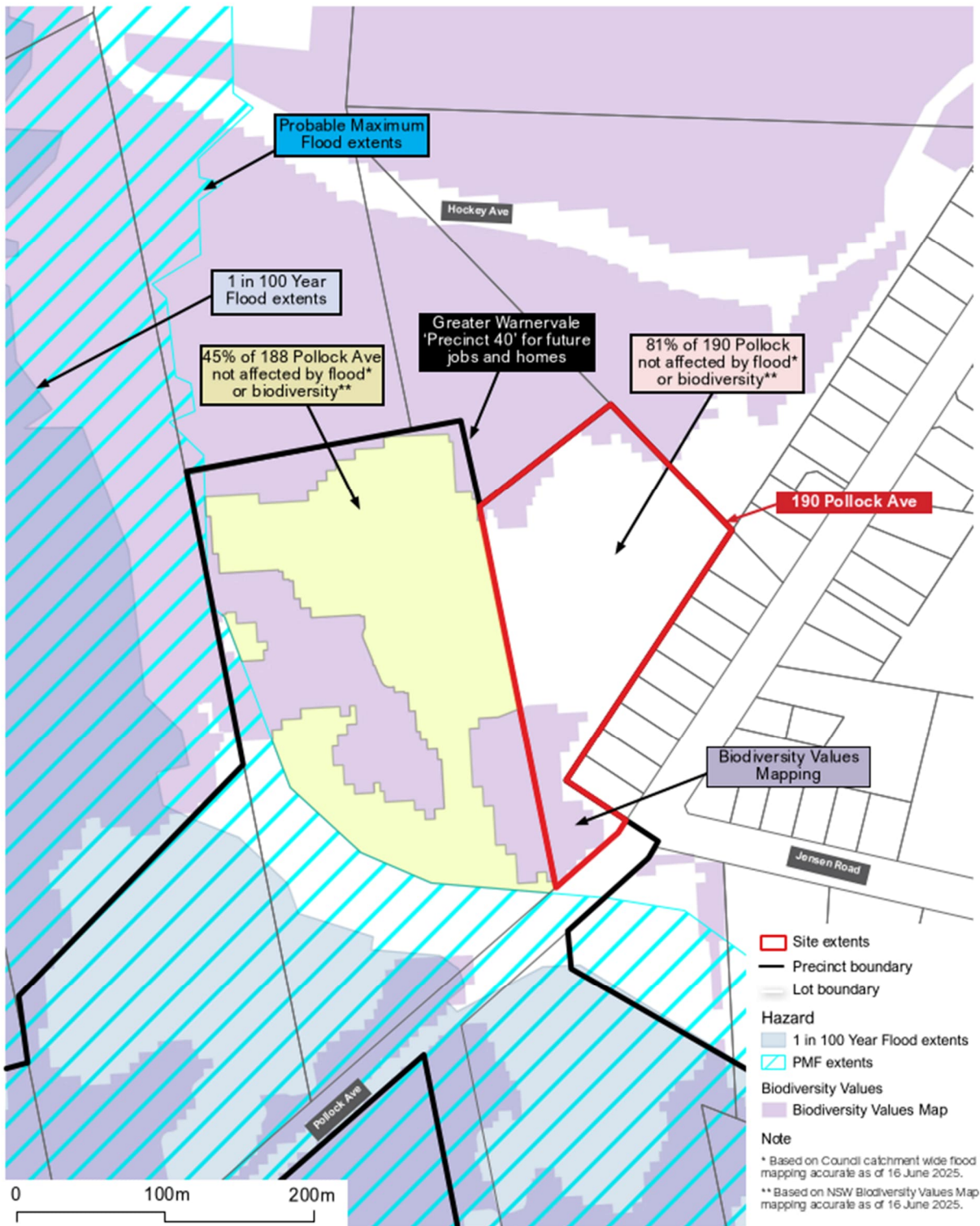


Figure 4: Greater Warnervale Precinct 40 with flooding and biodiversity overlays shown on the site and adjoining property at 188 Pollock Avenue

2 Site Analysis

2.1 Site Location and Context

The site is located on the western side of Pollock Avenue with good connections to Johns Road and the Pacific Highway to the north. The site is in close proximity to the Wyong Regional Sporting Complex, Wadalba Village, North Wyong Industrial Estate and the Tuggerah Lakes and foreshore reserve. Wyong Train Station is approximately 2.5km to the south-west of the site (refer to **Figure 5**).

To the north and north-east is public open space, comprising a mix of more heavily vegetated areas, scattered trees and partially cleared areas. Access to this area from the site is via a gate within the site's eastern boundary. There appears to be a 6 m wide cleared area (asset protection zone) within the boundary of the existing area of public open space which runs from the site in a northerly direction to Hockey Avenue.

To the south-east are existing residential properties on both sides of Pollock Avenue. The existing residential properties closest to the site are accessed via an internal access road which runs parallel to Pollock Avenue (refer to **Figure 6-7**). The remaining properties have direct access from Pollock Avenue. Existing residential development is characterised by a mix of 1-2 storey predominately detached dwellings on 450-600m² sized lots. Large lot residential uses are located further south and to the west of the site.

The Kingdom Hall of Jehovah's Witnesses is located on the corner of Pollock Avenue and Jensen Road.

The Central Coast Regional Plan 2041 is the NSW Government's 20-year regional land use strategy, aimed in part at identifying existing and emerging growth areas along with guiding infrastructure planning. The site is wholly located within the Greater Warnervale Precinct, identified as a residential investigation area and earmarked by the NSW Government for accelerated housing growth. Specifically, the site falls within Greater Warnervale Precinct 40.

The Central Coast Regional Plan 2041 states that planning proposals within precincts that meet the following criteria will be eligible for accelerated assessment. These criteria are as follows:

- Land not categorised as a flood planning area;
- Land with a slope of less than 18 degrees;
- Land that does not exceed the clearing threshold for any native vegetation;
- Land located more than 500 metres from any known mineral resource; and
- Land identified in future infrastructure delivery plans for water, sewer, transport, and electricity.

This proposal directly responds to the Central Coast Regional Plan 2041 by facilitating residential uses on a well-located site and satisfies all of the criteria outlined above.

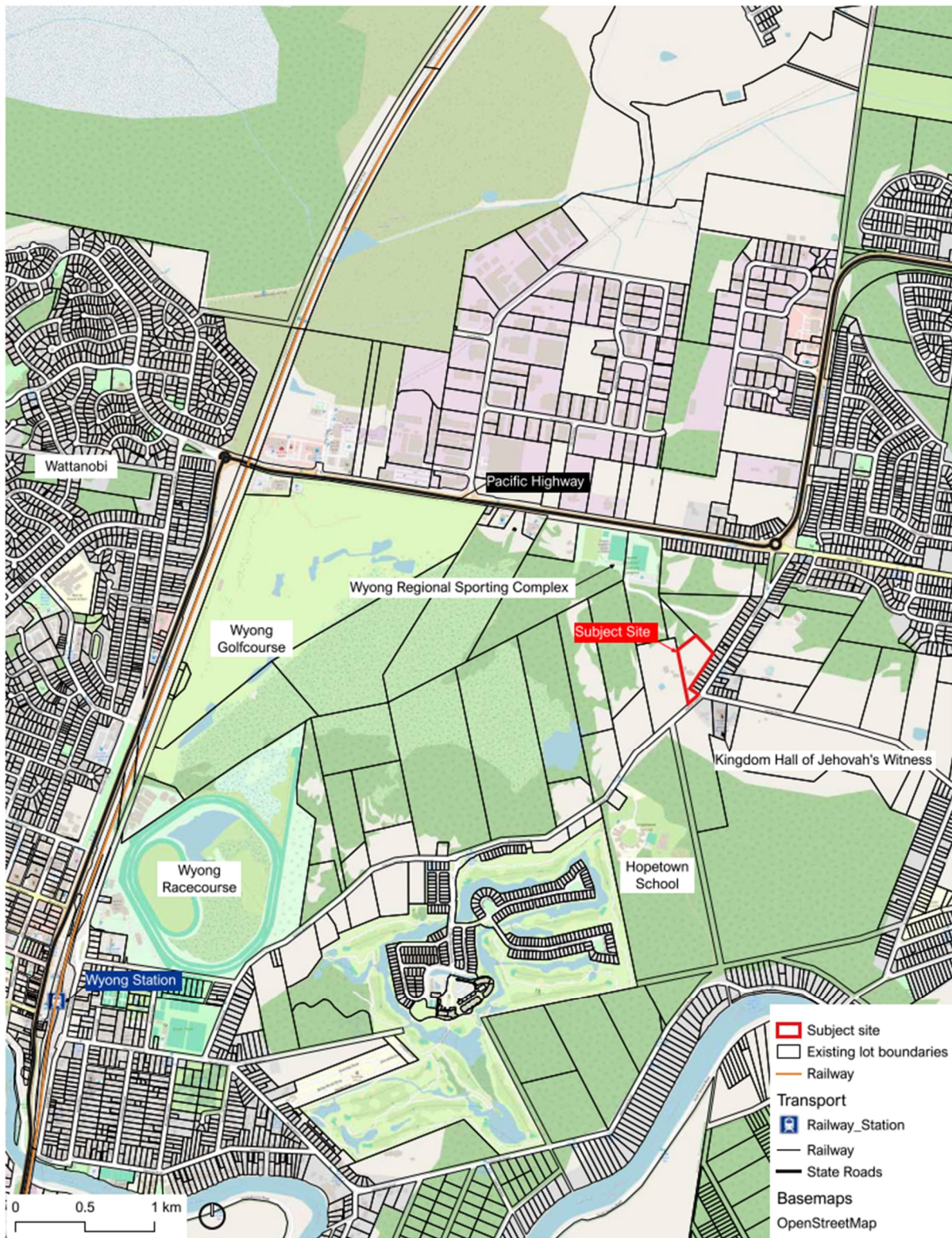


Figure 5: Location Plan



Figure 6: Aerial Photograph



Sewer line access

Scale	Drawing No.	Rev	Date
1: 1500 @A3	@A3	A	13/06/2025

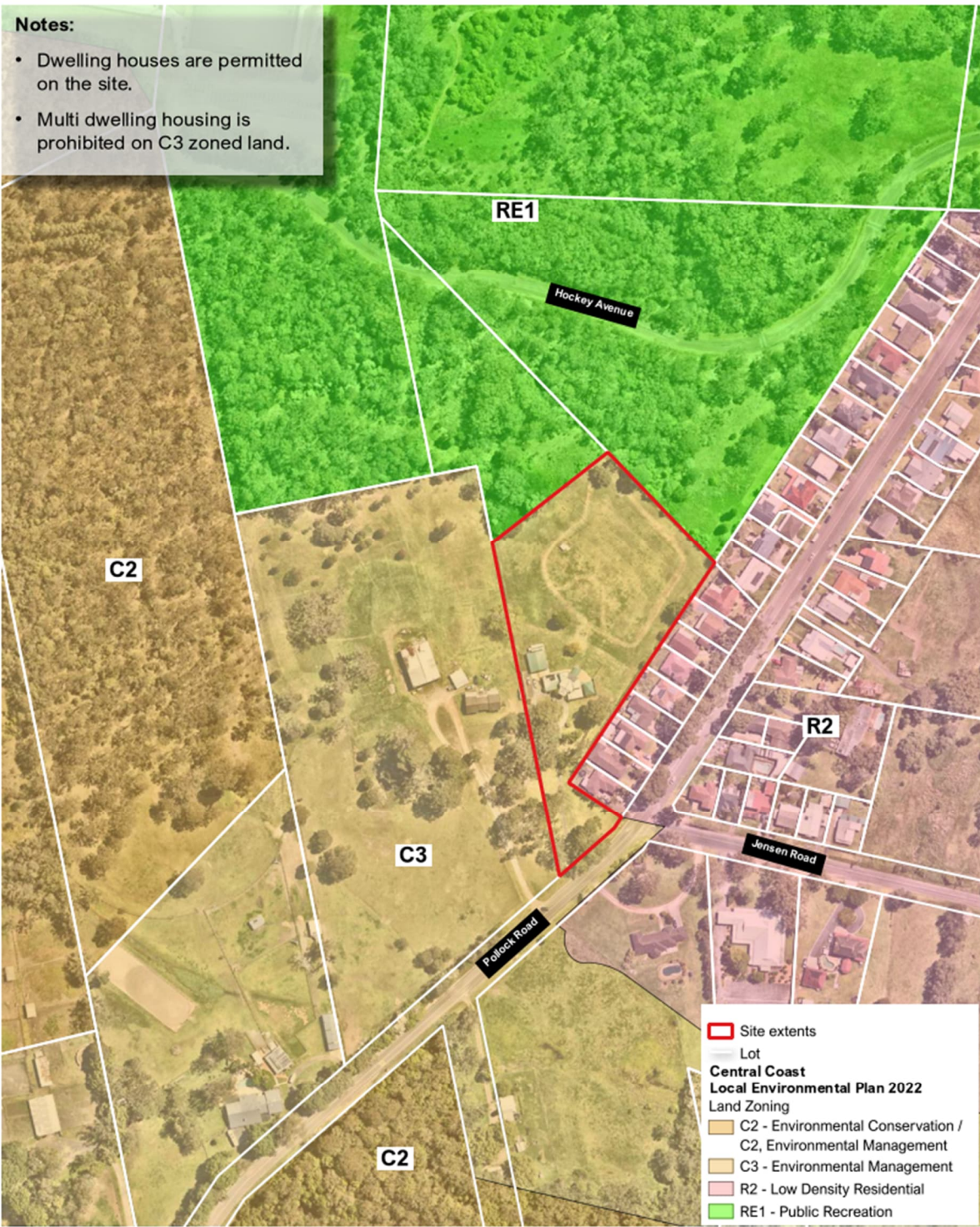
Figure 7: Aerial photograph showing access to public open space (and sewer line) and cleared area to the rear of existing residential properties

2.2 Current use of the site

The site is currently occupied by a 1-2 storey detailed dwelling and separate ancillary buildings. With the exception of a few scattered trees within the southern portion of the site, along the existing driveway, the site generally is devoid of any significant vegetation or mature trees. Vehicular access to the site is available directly from Pollock Avenue.

2.3 Existing planning framework

The site is currently zoned C3 Environmental Management under LEP 2022 (refer to **Figure 8**). Within the C3 Environmental Management zone, development for the purpose of a 'dwelling house' is permissible with development consent. Due to the site's current zoning and the 40ha minimum lot size requirement, it can only accommodate a single dwelling under the current planning framework (refer to **Figure 9**).



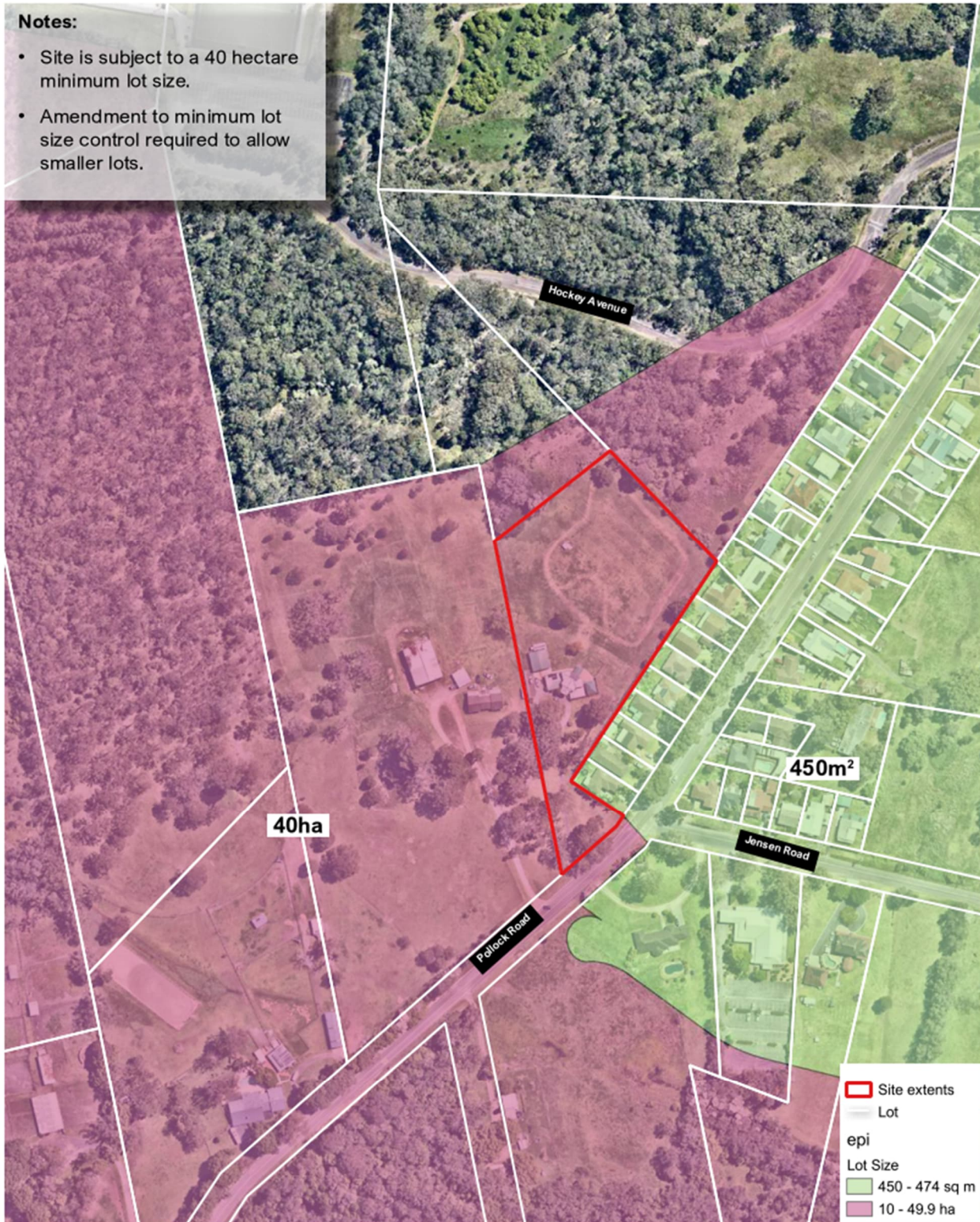
Existing Land Zoning

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Figure 8: Existing land zoning

Notes:

- Site is subject to a 40 hectare minimum lot size.
- Amendment to minimum lot size control required to allow smaller lots.



Existing Minimum Lot Size

Scale	Drawing No.	Rev	Date
1:2000 @A3	@A3	A	25/11/2024

Figure 9: Existing minimum lot size

2.4 Topography

The site has a slight to moderate slope, the highest point being where the current dwelling is located. From here the site slopes to the south, towards Pollock Avenue (refer to **Figure 10**).

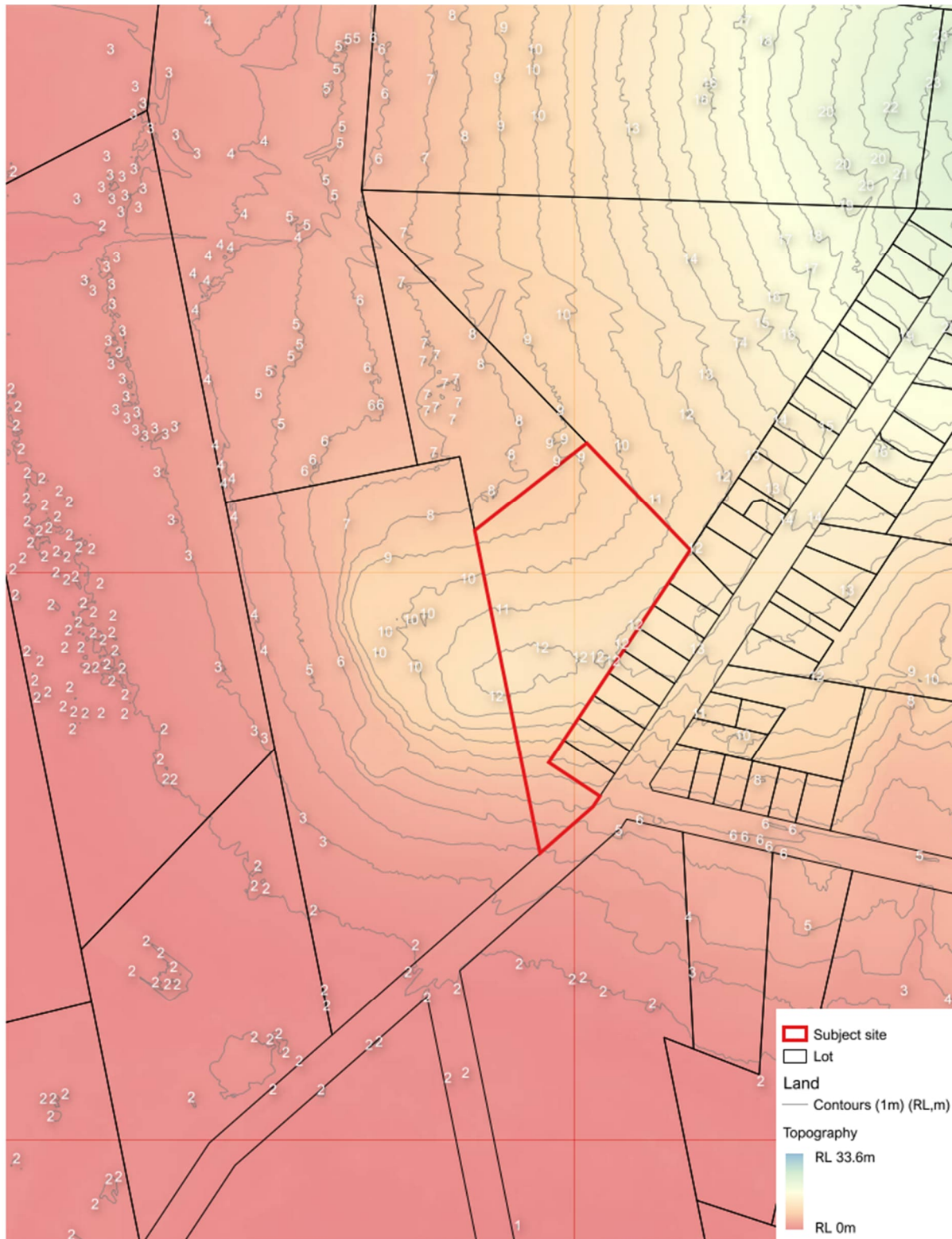


Figure 10: Existing topography

2.5 Ecology

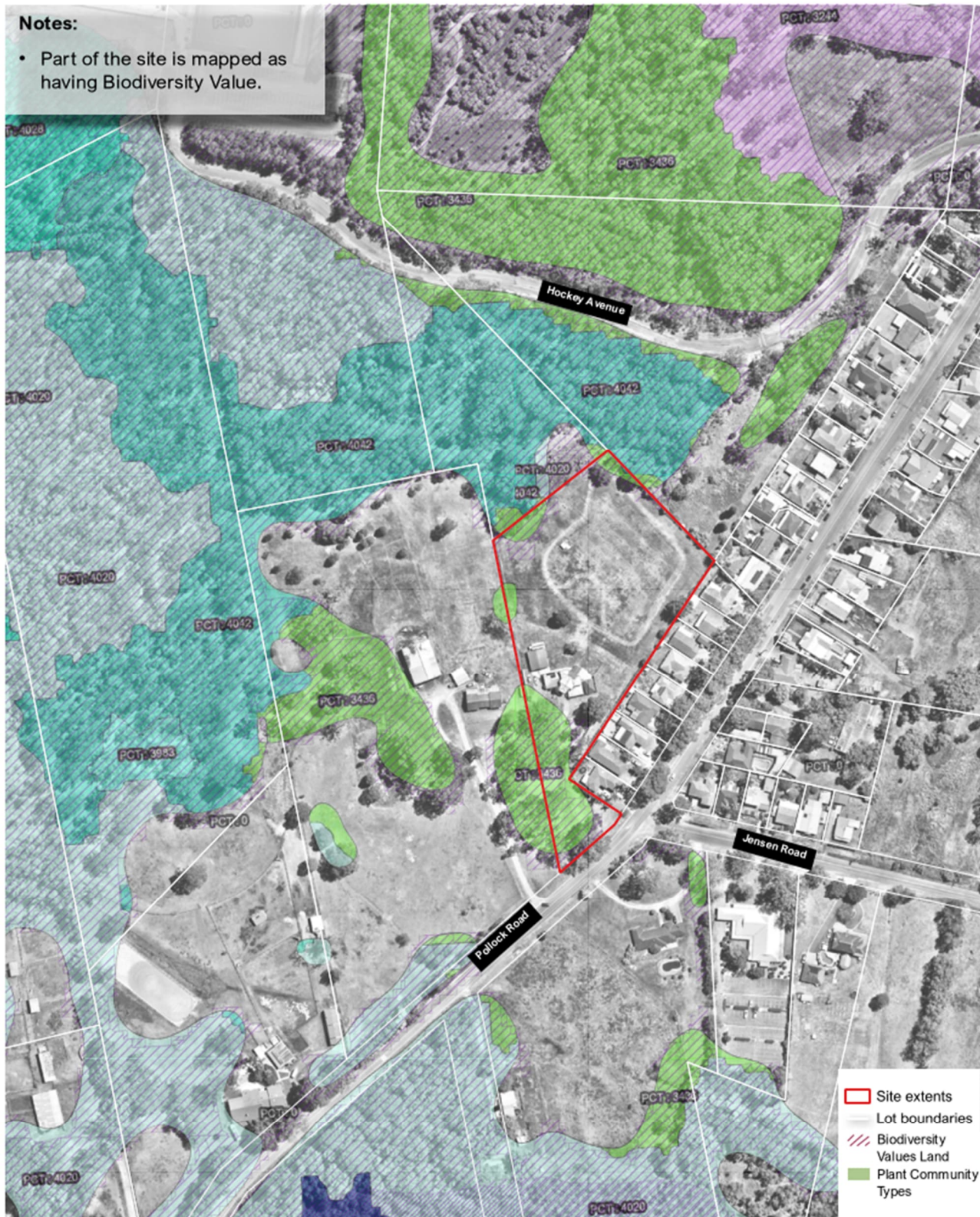
Part of the site is mapped as having biodiversity value (refer to **Figure 11**). Any clearing of vegetation mapped as having biodiversity values will automatically trigger the requirement to undertake an ecological assessment. A Preliminary Ecological Assessment (PEA) of the site is to commence shortly - to determine what flora and fauna is present (or potentially present) on the site. This assessment will inform the nature and extent of further ecological investigation and assessment. It is noted that any impacts in any other areas resultant from required access upgrades, servicing upgrades, or similar, that requires the removal of, or impact to, vegetation, would need to be assessed and considered.

As part of any future rezoning proposal and/or DA(s), the impacts to the existing biodiversity areas would require assessment in accordance with both the Biodiversity Conservation Act 2016 and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

It is also noted that the majority of the Greater Warnervale Precinct 40 is mapped as containing biodiversity of value, including the property to the immediate west of the site at 188 Pollock Avenue.

Notes:

- Part of the site is mapped as having Biodiversity Value.



Ecology

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Date 06/06/2025

Figure 11: Ecology Map

2.6 Flooding

The site is not affected by either the 1-in-100-year flood event or the Probable Maximum Flood (PMF) based on Council's current flood mapping (refer to **Figure 12**). It is noted, however, that the majority of the Greater Warnervale Precinct 40 is identified as being within the PMF extent. Previous correspondence from the Conservation, Programs, Heritage and Regulation (CPHR) division of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) confirms that residential zoned land must be entirely free of PMF impact.

Notes:

- The site is not subject to either 1 in 100 Year Flood nor Probable Maximum Flood extents in accordance with Council mapping.



Flooding

Scale 1:2000 @A3
Drawing No. @A3
Rev A
Date 06/06/2025



Figure 12: Flooding extents

2.7 Bushfire

Parts of the site are mapped as vegetation buffer under LEP 2022 (refer to **Figure 13**). Development on land that has been dedicated as bush fire prone (or is adjacent to bushfire prone land) must meet specific requirements under the Rural Fires Act 1997 and the EP&A Act. This most commonly includes the establishment of Asset Protection Zones (APZ). A desktop assessment of the site has been undertaken by Anderson Environment and Planning (AEP) to confirm the required APZs to support the indicative layout plan. The required APZs are shown in **Figure 14**.

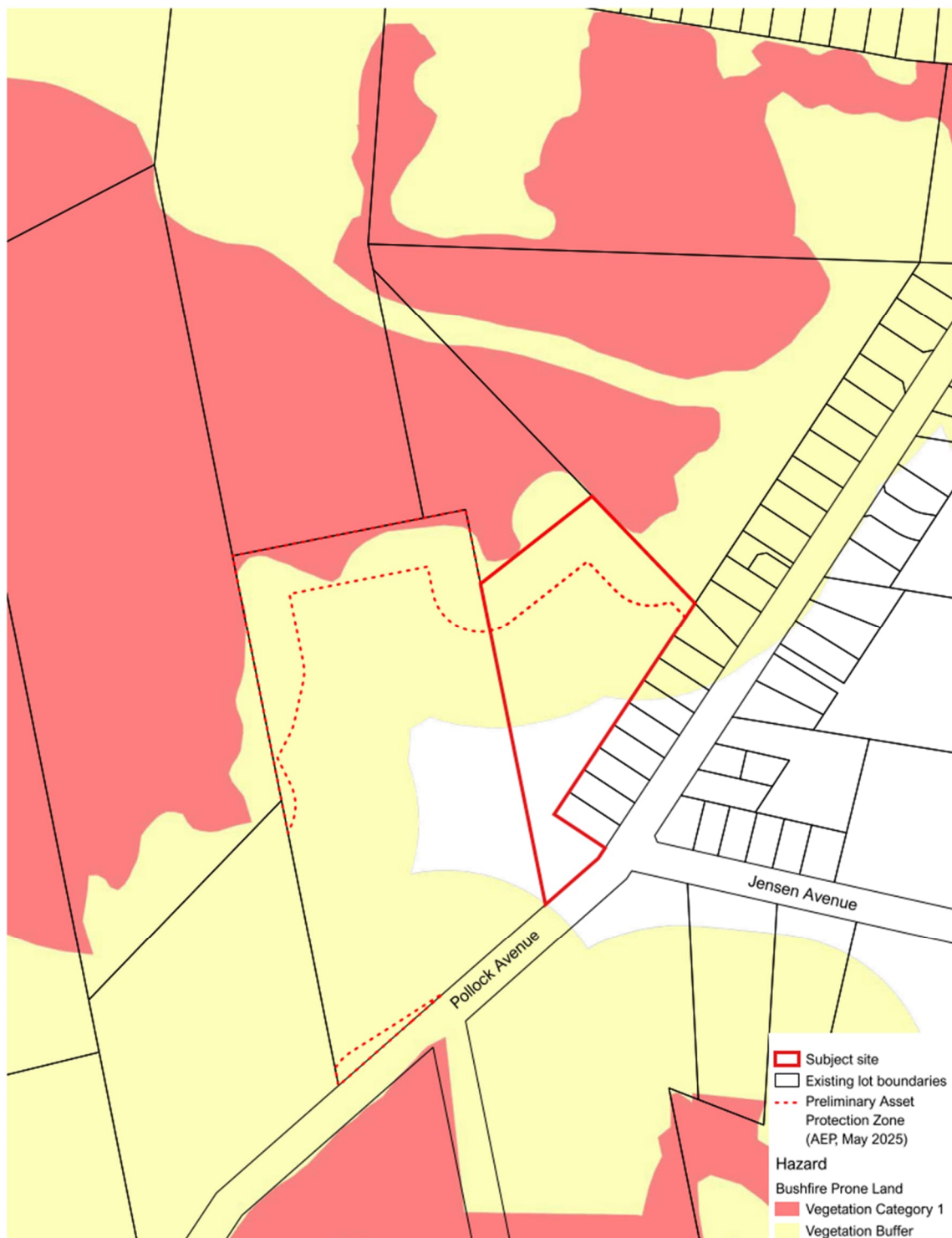


Figure 13: Bushfire prone land

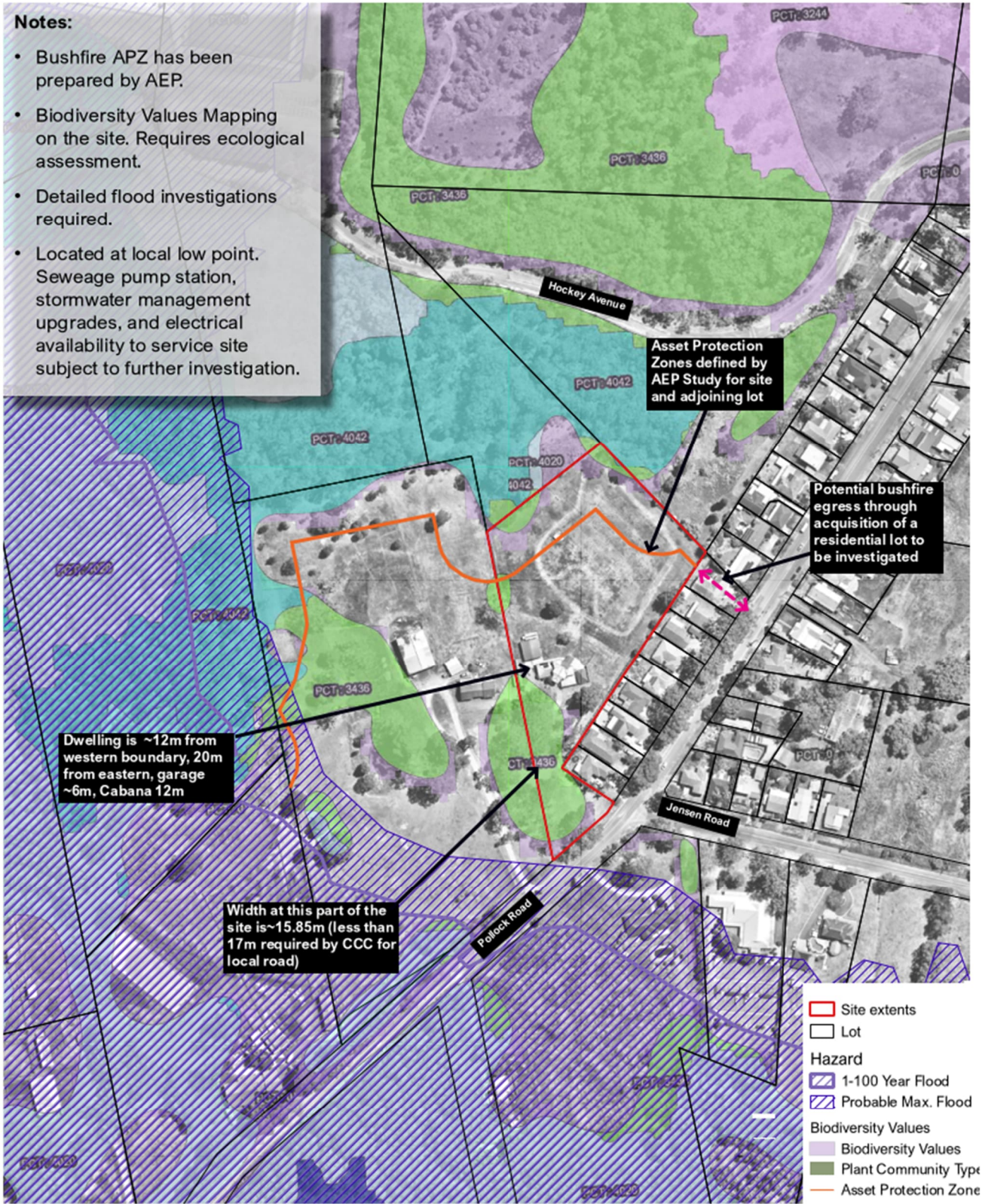
2.8 Sewer and water

The site is located within existing Council SPS WS16 catchment area. A detailed water and sewer servicing strategy will be prepared, to outline the proposed water and sewer demand for the site and include any surrounding land for future potential development. Council's Water Assessment team has confirmed that the existing system has capacity to accommodate 10 equivalent tenement (ET) or an additional 10 residents lots before any upgrade works would be required.

2.9 Summary of opportunities and constraints

A summary of the site's opportunities and constraints is provided in **Figure 14**.

- Notes:**
- Bushfire APZ has been prepared by AEP.
 - Biodiversity Values Mapping on the site. Requires ecological assessment.
 - Detailed flood investigations required.
 - Located at local low point. Sewerage pump station, stormwater management upgrades, and electrical availability to service site subject to further investigation.



Issues and Opportunities

Scale	Drawing No.	Rev	Date
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Figure 14: Opportunities and constraints

3.0 Indicative Concept Plan

3.1 Proposed Indicative Concept Plan

ADW Johnson has developed an indicative concept plan to demonstrate the capability of the site to accommodate the proposal (refer to **Figure 15**). The concept plan is provided in **Appendix A**. The concept plan responds to the site analysis and the site's opportunities and constraints and identifies the parameters and outcomes for future development.

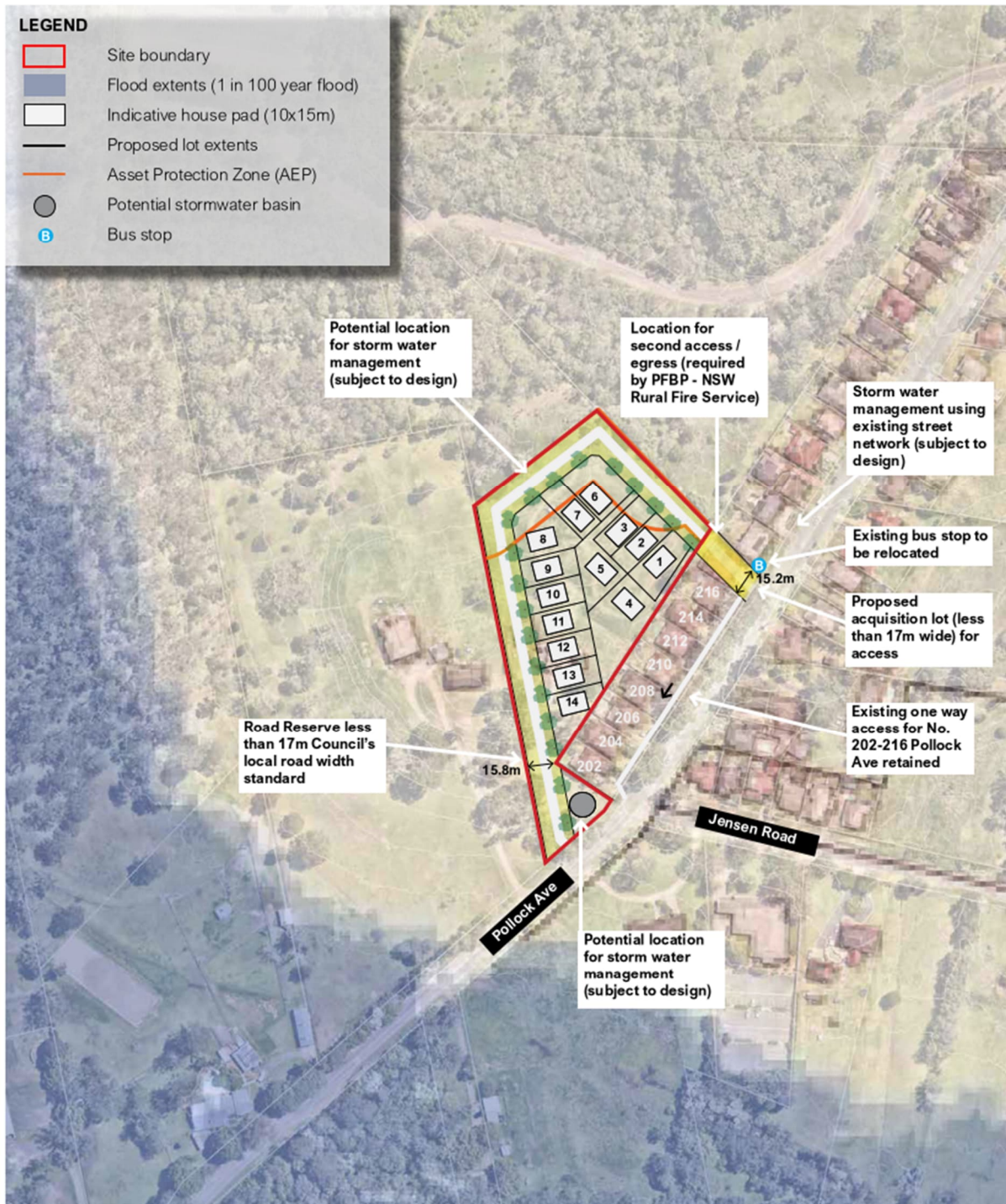


Figure 15 Concept plan for the site

The key features of the indicative concept plan are:

- Two access points from Pollock Avenue (as required for bushfire);
- Perimeter access road;
- Subdivision of the site to enable up to 14 dwellings (based on minimum 450m² lots); and
- Incorporation of APZs (based on preliminary bushfire advice);
- Requires stormwater management using existing street network. Potential location for stormwater management identified (subject to further detail);
- All lots located outside PMF extent; and
- Lots comply with 450m² minimum lot size and DCP 600m² corner lot size.

This concept plan relies on a second access point from Pollock Avenue.

3.2 Indicative Concept Plan including adjoining property

An alternative concept plan has been prepared to illustrate how a joint development could occur with the adjoining property at 188 Pollock Avenue (refer to **Figure 16**). As outlined in **section 1.5**, it is not proposed to include this land within the planning proposal. Instead, the concept plan has been prepared to demonstrate that orderly and efficient development can still be achieved.

LEGEND

- Site boundary
- Flood extents (1 in 100 year flood)
- Indicative house pad (7.6m x 15m)
- Indicative house pad (10x15m)
- Proposed lot extents
- Asset Protection Zone (AEP)
- Potential stormwater basin
- Bus stop

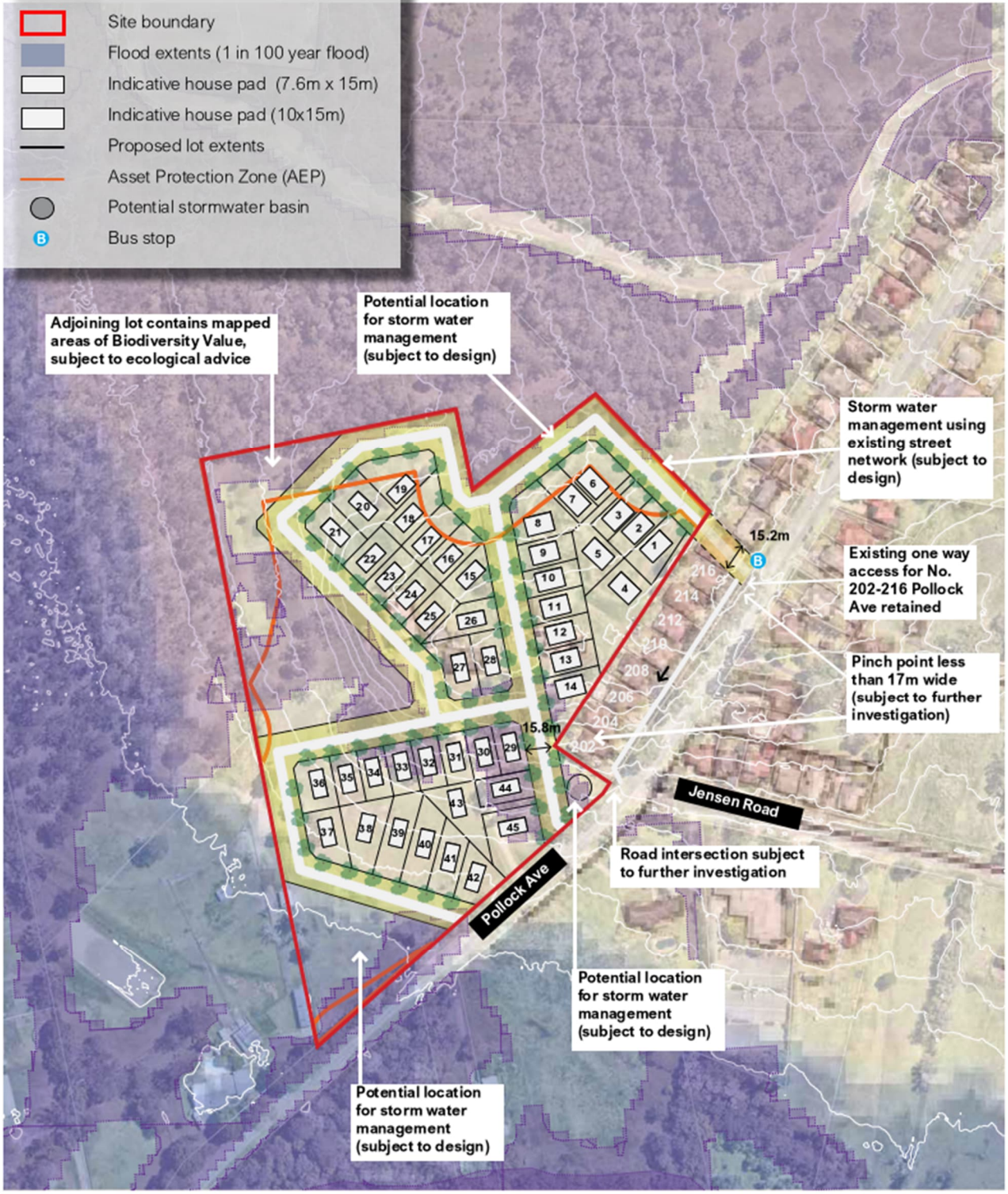


Figure 16: Concept plan for the site and potential overlay on the adjoining property at 188 Pollock Avenue

4.0 Proposed LEP 2022 Amendment

4.1 Land to which the planning proposal relates

For the purposes of the proposed LEP amendment, the land proposed to be rezoned is 1.48ha as shown in **Figure 6**.

4.2 Proposed land uses and development standards

A description and explanation of the proposed land use zones under LEP 2022 is provided below. At this stage, it is not anticipated that there will be any proposed change to the land use tables as currently drafted in LEP 2022, but rather the mapping layers applicable to the site.

It is proposed to rezone the entire site to R2 Low Density Residential.

The objectives of this zone are to:

- provide for the housing needs of the community within a low density residential environment.
- enable other land uses that provide facilities or services to meet the day to day needs of residents.
- encourage best practice in the design of low density residential development.
- ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.
- maintain and enhance the residential amenity and character of the surrounding area.

Within the R2 Low Density zone, the following uses are permitted **without consent**:

Home occupations; Recreation areas

Within the R2 Low Density zone, the following uses are permitted **with consent**:

Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities

All other development is prohibited.

The proposed land use zoning is shown in **Figure 17**.

It is proposed to apply a minimum lot size of 450m², consistent with surrounding residential development fronting onto Pollock Avenue and within surrounding areas. Consistent with LEP 2022, it is not proposed to apply a maximum building height of maximum floor space ratio (FSR). Council's existing development control plan (DCP) includes provisions that ensure development is of scale appropriate to protect residential amenity and ensure building heights achieve built form outcomes that reinforce quality urban and building design.

4.3 Development Control Plan (DCP)

It is not proposed to prepare a site-specific DCP for future development on the site. Existing controls within Council's will apply to the site.

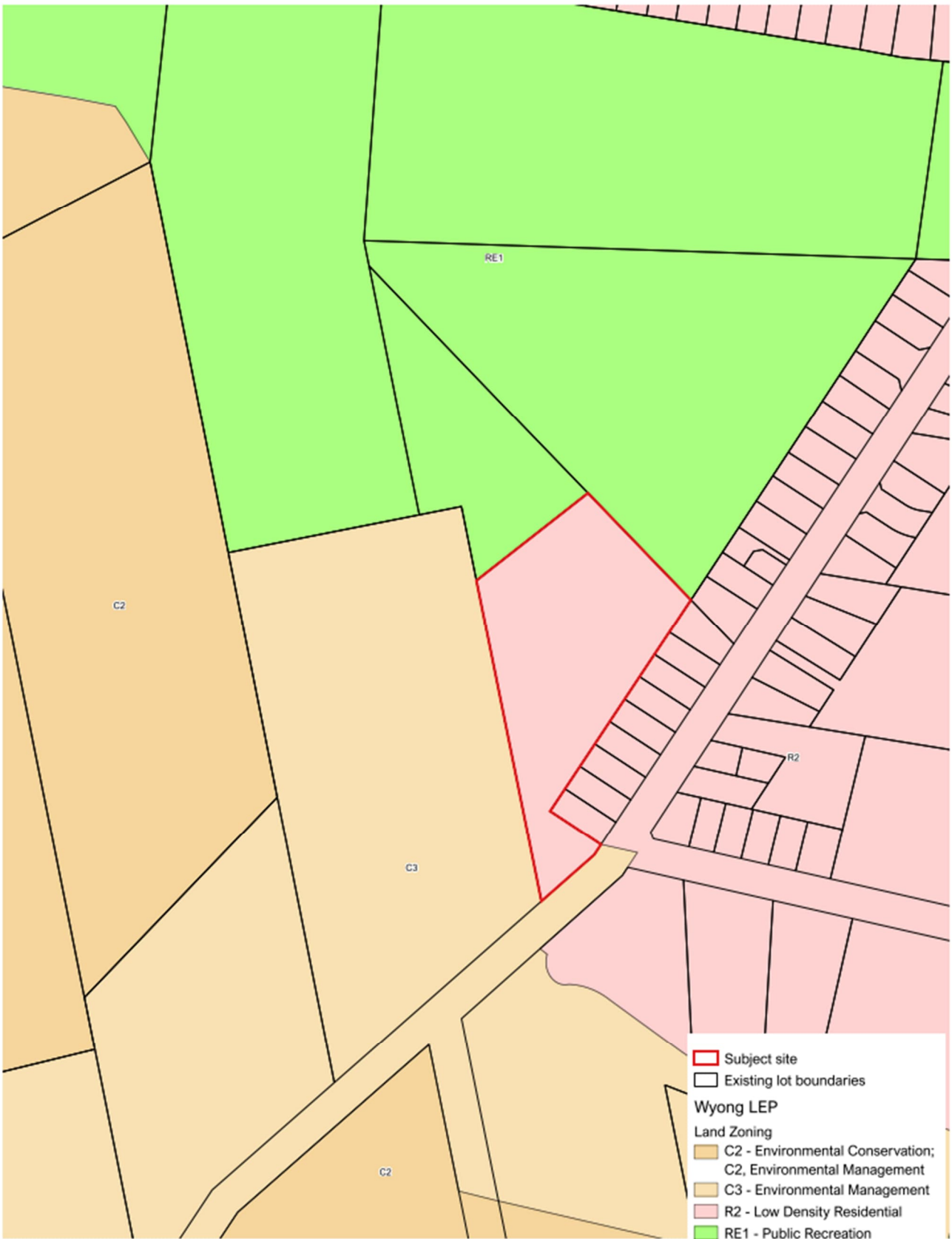


Figure 17: Proposed land zoning

5.0 Strategic Merit

5.1 Housing Shortage

Under the National Housing Accord, the NSW Government has committed to contributing to the aspirational national target of 1.2 million new well-located homes over the next five years, of which around 377,000 new homes are to be delivered in NSW by 2029, including at least 3,100 affordable homes. Councils in Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle have such a target, with the five-year housing target for the Central Coast being 9,400 homes. The proposal has the potential to deliver some 14 well-located homes, contributing to Council's housing targets.

5.2 Central Coast Regional Plan 2041 (October 2022)

The Central Coast Regional Plan 2041, among other objectives, advocates for 15-minute neighbourhoods, offering people greater choice in where and how they live, work and travel. Under the regional plan, the site is identified within the Greater Warnervale Precinct 40. The planning proposal will contribute to the creation of compact communities, enabling residents of the region to live within 15-minute neighbourhoods of the strategic centre of Wyong.

5.3 Central Coast Local Strategic Planning Statement (2020)

The LSPS identifies the long-term social, environmental and economic aspirations for the community, and provides priorities for land use planning with clear directions for growth within the Central Coast. The LSPS outlines that by 2036, there will be an additional 75,700 residents within the Local Government Area (LGA). This growth in residents will require the delivery of 41,500 dwellings and 24,674 jobs by 2036. The LSPS highlights that the resident population is ageing and it is essential that future urban areas provide a diverse range of housing to cater for this shift in growth. The LSPS focuses growth in centres and identified growth corridors.

The proposal is consistent with Council's LSPS in that it would provide around 14 new well-located homes – contributing to Council's dwelling targets. Development of the site is consistent with 'Planning Priority 08: Providing for the housing needs of our growing region' in the LSPS. The LSPS critically acknowledges that much of the housing that will accommodate the region's rapidly growing population will be located in greenfield residential development sites. The LSPS reinforces the importance of defining the urban edge to ensure growth does not compromise the quality of life and character of place.

5.4 Community Strategic Plan 2018-2028 (Central Coast Council)

A key outcome of the Community Strategic Plan is to deliver more balanced and sustainable development throughout the Central Coast. This includes the following objectives for new development projects:

- ensure new developments are well planned, with good access to transport, green space and community facilities.
- ensure land use planning and development is sustainable and environmentally sound.
- provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing.

The planning proposal is consistent with these objectives in that:

- the concept plan is well planned, and will be further refined by technical studies;
- the site has excellent access to supporting infrastructure (roads, utilities, services and facilities); and
- the proposal has the potential to provide a range of housing types to suit a diverse and changing community.

5.5 Central Coast Local Housing Strategy

The Local Housing Strategy (LHS) identifies the vision and objectives for housing on the Central Coast. The strategy

establishes the following objectives that are relevant to the development:

- Encourage the provision of new housing in locations that support the 15-minute region and 30-minute connected communities' objective in the Central Coast Regional Plan 2041.
- To encourage the planning of housing within neighbourhoods that offer sufficient amenity, including high quality and accessible civic, open and community spaces and connection to transport corridors.
- Manage the development of greenfield release areas so that new residents are supported by infrastructure delivery and have access to a range of housing options.
- Support long term resilience and sustainability in greenfield and infill growth areas through high quality open space and the Central Coast Green Grid.

The planning proposal is not inconsistent with the objectives of the LHS.

5.6 Housing 2041

Housing 2041 is a State-wide 20-year vision for housing in NSW to ensure people and communities have access to housing which is affordable and caters to peoples' changing needs. The Strategy includes four Housing System Pillars, being: Supply, Diversity, Affordability and Resilience. The proposal is consistent with Housing 2041 as the project will contribute to housing supply, diversity and affordability, and through appropriate siting of dwellings and BASIX requirements, dwellings will be enduring and resilient to social change.

5.7 State Environmental Planning Policies

A full assessment of the planning proposal's consistency with relevant State Environmental Planning Policies (SEPPs) will be prepared following receipt of the planning proposal requirements.

At this stage, it is considered that relevant SEPPs are as follows:

- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021; and
- State Environmental Planning Policy (Housing) 2021.

In summary, it is considered that the planning proposal is consistent with each of these SEPPs for the following reasons:

- SEPP (Biodiversity Conservation) 2021 - SEPP (Biodiversity Conservation) 2021 among other matters aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for threatened fauna, and identify and protect areas with high biodiversity value or regionally significant biodiversity that can support ecological functions, including TECs, species and areas with important connectivity or ecological restoration potential. The planning proposal is consistent with the aims and objectives of SEPP (Biodiversity Conservation) 2021.
- SEPP (Housing) 2021 - SEPP (Housing) 2021 among other matters facilitates the delivery of diverse housing types including short term accommodation and build to rent housing, affordable housing, ensures housing is well-located and provides residents an appropriate level of amenity. The planning proposal is consistent with the principles of SEPP (Housing) 2021 in that it has the potential to provide a diverse range of housing types, enables Council to collect contributions towards affordable housing, provides housing within a nominated growth area which is well located and makes good use of existing infrastructure.
- SEPP (Transport and Infrastructure) 2021 relevantly identifies the consultation requirements and matters to be considered in the assessment of development adjacent to particular types of infrastructure development including regional and State roads. The planning proposal will be accompanied by a traffic and transport assessment which considers the anticipated traffic and transport implications of the planning proposal on existing traffic conditions surrounding the site. It also identifies road and intersection upgrades required to support the planning proposal (if required). The planning proposal is consistent with the objectives of this SEPP.
- SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of land provides a Statewide planning approach to

the remediation of contaminated land. In accordance with this Chapter 4 of the SEPP, a consent authority must not consent to the carrying out of any development on land unless it has (a) considered whether the land is contaminated, (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. Accordingly, the planning proposal will be accompanied by a preliminary site investigation assessment addressing the requirements of this chapter.

5.8 Local Planning Directions

The following local planning directions considered to be relevant are:

- Direction 1.1 Implementation of Regional Plans;
- Direction 3: 1 Conservation Zones;
- Direction 3.2 Heritage Conservation;
- Direction 4.1 Flooding;
- Direction 4.3 Planning for Bushfire Protection;
- Direction 4.4 Remediation of Contaminated Land;
- Direction 5.1 Integrating Land Use and Transport; and
- Direction 6.1 Residential Zones;

The planning proposal is either consistent with, or not inconsistent with (as the case may be), all of the relevant local planning directions. A detailed assessment will form part of the planning proposal.

6.0 Supporting information and referrals

6.1 Supporting technical information

In accordance with the Department's Local Plan Making Guideline (August 2023), the following technical studies and reports are anticipated to be required to accompany the planning proposal.

Technical Report	Planning Proposal
Urban Design Guidelines and Report	<ul style="list-style-type: none"> • Urban Design study with a concept plan that demonstrates the capability of the site to accommodate the vision, objectives or intended outcomes of the proposal. The concept plan may include: <ul style="list-style-type: none"> ○ Vision statement ○ Opportunities and constraints analysis ○ Proposed urban structure / site layout ○ Proposed land uses and distribution ○ Existing and proposed transport network and connectivity – indicate road / streets hierarchy and linkages or streets where public transport/stations could be provided (indicative) ○ Proposed connectivity with the site and to adjoining points of interest/surrounding context ○ Existing and proposed pedestrian and cycle network including linkages to surrounding site/facilities (indicative) ○ Proposed development footprint (net developable area), indicative yield (range)
Flood and Risk Assessment	<ul style="list-style-type: none"> • Flood impact <ul style="list-style-type: none"> ○ Consideration of Council's LEP, DCP and the NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual 2023 ○ Consideration of existing Council flood studies and floodplain risk management studies and plans relevant to the development site ○ Provision of a FIRA report which describes the following (subject to Council requirements): existing conditions, post development conditions.
Water Cycle and Stormwater Management	<ul style="list-style-type: none"> • Water cycle and stormwater management strategy that considers water quantity and water quality issues: <ul style="list-style-type: none"> ○ Water cycle management options on the site ○ Proposed water cycle management strategy, including stormwater and water sensitive urban design (WSUD) ○ Water quality analysis ○ Concept designs ○ Preliminary cost estimates (riparian corridors, stormwater or water quality basins).
Bushfire Risk Assessment	<ul style="list-style-type: none"> • Strategic Bushfire study in accordance with PBP 2019, including: <ul style="list-style-type: none"> ○ Identification of bush fire prone land on the site (including overlay of bushfire prone land map on the site and/or concept plan)

Technical Report	Planning Proposal
	<ul style="list-style-type: none"> ○ Extent of any Asset Protections Zone affection on the site or that are proposed for the proposal (including an overlay on concept plan) ○ Requirements of Part 4 of NSW Rural Fire Service, Planning for Bushfire Protection (November 2019) including consideration of the following: <ul style="list-style-type: none"> – Access and egress for fire-fighting operations and emergency evacuation – Water supply for fire-fighting operations.
Traffic and Transport Strategy	<ul style="list-style-type: none"> ● Transport and movement assessment, that addresses the following: <ul style="list-style-type: none"> ○ Approach, methodology and assumptions ○ Anticipated traffic and transport implications of the proposal (existing conditions and future planned development) ○ Details of transport infrastructure improvements (not engineering designs) required to accommodate the proposal ○ Proposed funding and delivery arrangements (if relevant)
Aboriginal Cultural Heritage	<ul style="list-style-type: none"> ● Aboriginal Heritage Archaeological assessment including: <ul style="list-style-type: none"> ○ Identification of potential areas, objects, places or landscapes of heritage significance to Aboriginal culture and people that may potentially constrain future land-use planning ○ Background research and an archaeological field survey ○ Preliminary consultation with the relevant Local Aboriginal Land Council ○ Assessment of the archaeological potential of the study area ○ Impact assessment (based on indicative concept plan) ● The assessment should be undertaken in accordance with the following: <ul style="list-style-type: none"> ○ Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (OEH 2010) ○ Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010) ○ Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (DECCW 2010).
Biodiversity	<ul style="list-style-type: none"> ● Biodiversity assessment, that addresses the following (as relevant): <ul style="list-style-type: none"> ○ Maps and describe the ecological features and biodiversity value of the site (including ground truthing if relying on existing mapping) including threatened ecological communities, threatened species and their habitat including linkages to corridors beyond the site ○ Discuss the implications of occurrences of native flora and fauna for future development of the site ○ Demonstrate how the proposal has taken appropriate and sufficient steps, as a first step, to avoid or minimise impacts to native vegetation (if relevant) ○ Make recommended mitigation of the ecological impacts of rezoning (if relevant) ○ Make recommendations for biodiversity offsets to address any loss of native vegetation (if relevant)

Technical Report	Planning Proposal
	<ul style="list-style-type: none"> ○ Proposed ownership and management arrangements for residual land such as environmental land, open space and riparian corridors.
Contamination and Acid Sulphate Soils	<ul style="list-style-type: none"> ● Preliminary Site Investigation and report that: <ul style="list-style-type: none"> ○ Assesses the potential for widespread contamination and/or acid sulphate soils on the site based on current and historical site activities ○ Considers the suitability of the site for the purpose and/or land use for which the planning proposal envisages will be carried out in the future, based on the potential contamination of the site and extent of acid sulphate soils, and whether the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out).
Utilities and Infrastructure	<ul style="list-style-type: none"> ● Utility and Infrastructure Servicing strategy that addresses the current capacity and future needs of the proposal and strategy, timing and broad feasibility for delivery of the following (as relevant): <ul style="list-style-type: none"> ○ Potable water ○ Sewerage ○ Stormwater ○ Gas ○ Electricity ○ Telephone and internet / NBN services.

6.2 Referrals and Additional Consultation

In accordance with the DPHI's Local Plan Making Guideline (August 2023), it is expected the scoping proposal will be referred to the following agencies:

- DPHI
- TfNSW
- RFS
- DCCEEW
- Heritage NSW
- Council (including as Water Authority)

7.0 Conclusion

The scoping proposal has demonstrated the following:

- The site is capable of accommodating around 14 new homes in a range of dwelling types.
- The site benefits from close proximity to existing services (water, sewer, telecommunications, electricity) and there will be no significant delays in infrastructure provision.
- The site has strategic merit. It forms part of a key housing investigation area. As stated in the Regional Plan, within the growth corridor the regional plan seeks to accelerate the number of homes (and jobs), balance environmental outcomes with the development of well-planned communities, provide quality open space and improved access to existing and new services and facilities within 15-minute neighbourhoods.
- The site is also adjacent to and forms a logical extension of existing urban areas to east and south-east. It has excellent accessibility to arterial roads, rail infrastructure, local services and facilities, employment areas and existing public open space and reserves.

On this basis, the planning proposal is worthy of Council's support.

This scoping proposal also outlines the key matters for further consideration as part of more detailed investigations for the site and preparation of a planning proposal. The key matters to be addressed in the planning proposal will be further discussed with Council, DPHI and other relevant government agencies and authorities as part of the proposal scoping stage to ensure all required studies and relevant issues are identified and all necessary assessments undertaken.

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