





IMAGE: Central Coast Council



The study area has 10 distinct precincts, identified based on existing and future predominant land use directions:

Precinct 1: Biodiversity Corridor

The biodiversity corridor is largely heavily vegetated land that is predominantly owned by the Crown, DLALC or Council. The majority of sites with an environmental zone are located in the northern portion of the study area, and within the Biodiversity Corridor. This Structure Plan will determine how the Biodiversity Corridor influences future land uses in this area.



Figure 72: Native bushland within biodiversity corridor

Precinct 2: Employment Lands

Largely undeveloped land with areas of extensive vegetation. Utilised for agriculture on a larger scale than other precincts.

Precinct 3: Kingfisher Shores

Comprises largely undeveloped land with the exception of the small Kingfisher Shores residential area and a manufactured home estate. The land within this precinct is predominantly zoned RU6 Transition, utilised as a holding zone prior to investigations being carried out to determine suitability for future residential uses. The mining and resource restrictions in this area will also be addressed. This precinct also includes linear foreshore reserve along the Lake Macquarie foreshore area. This Structure Plan will review these areas and consider the role of each site within a broader recreation hierarchy for the study area.

Precinct 4: Sportsground

Includes the Crown-owned Gumbayah Oval sportsground, and 3 privately-owned, moderately vegetated properties. Gumbayah Oval is the only sportsground within the study area, and is in the care and control of Council. The land within this precinct is predominantly zoned RU6 Transition, utilised as a holding zone prior to investigations being carried out to determine suitability for future residential uses.

Precincts 5.0

Precinct 5: Saliena Avenue

Largely undeveloped land with areas of extensive vegetation and a number of large allotments with single dwellings. The land within this precinct is zoned RU6 Transition, utilised as a holding zone prior to investigations being carried out to determine suitability for future uses.

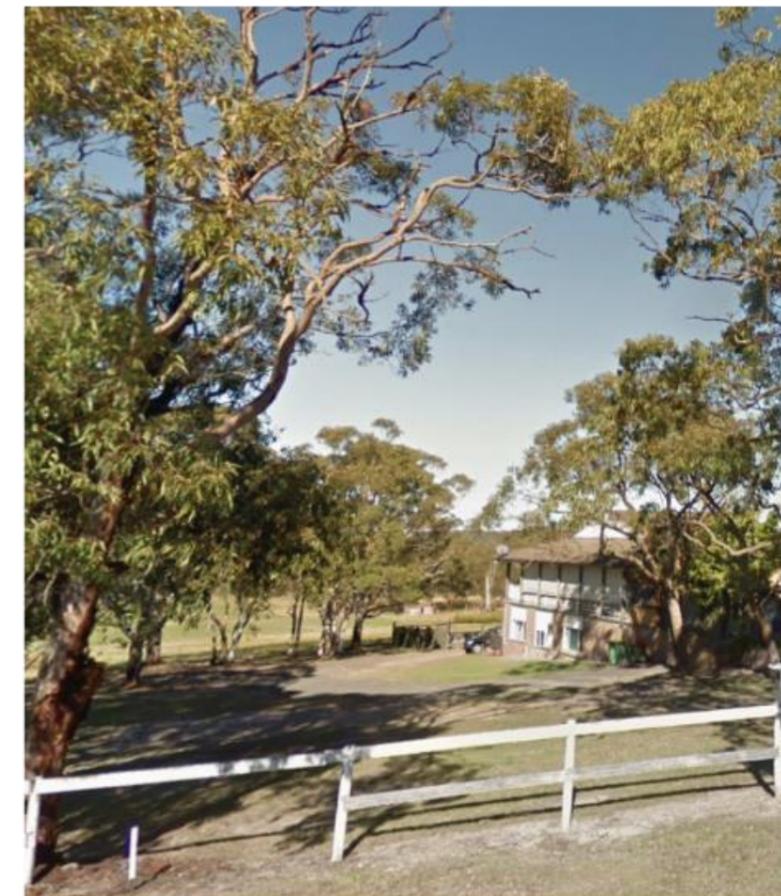


Figure 73: Saliena Avenue, Lake Munmorah

Precincts 5.0

Precinct 6 – Kamilaroo Avenue

Comprised of 2 large manufactured home estates, 2 undeveloped parcels of land and an area of existing low density residential development. The undeveloped land within this precinct is zoned RU6 Transition, utilised as a holding zone prior to investigations being carried out to determine suitability for future residential uses.



Figure 74: Kamilaroo Avenue, Lake Munmorah

Precinct 7 – Chain Valley Bay

Low density settlement typified by a mix of one and two storey single dwellings in weatherboard, brick, and fibro-cement. Chain Valley Bay North comprises a large area of undeveloped land, and 2 manufactured housing estates. This precinct also includes linear foreshore reserve along the Lake Macquarie foreshore area. This Structure Plan will review these areas and consider the role of each site within a broader recreation hierarchy for the study area.

A neighbourhood centre is located at Lloyd Avenue, Chain Valley Bay South. This small centre comprises a café, local convenience store and bottle shop. Due to the close proximity of the neighbourhood centre to the Lake Macquarie foreshore, the centre may continue to attract 'top-up' trade from local residents and visitors using the lakes for recreational purposes. This Structure Plan will consider the long-term role and function of the neighbourhood centre. Opportunities may exist for a small leisure and dining precinct in this area with connections to the lake foreshore. This may serve as a point of difference to the Lake Munmorah Local Centre at Tall Timbers Road, and may improve long term viability.

Precinct 8 – Northern Lake Munmorah

Primarily contains single dwellings on large allotments; however 2 areas of existing low density residential development are also present. A large proportion of the precinct is zoned RU6 Transition, utilised as a holding zone prior to investigations being carried out to determine suitability for future uses.

The precinct also contains the Lake Munmorah Local Centre, the primary commercial centre for the study area, including a major supermarket. This site is zoned B2 Local Centre zone. This centre has

become a key local retail centre for residents of the north-eastern Central Coast LGA and the south-east of Lake Macquarie LGA, providing both a supermarket and specialty shops. The zoning of this site enables further expansion of this centre to provide a wider range of services and facilities to cater for future population and employment growth. This Structure Plan will consider how this centre will evolve over time, including suitable adjacent land uses.

The CCRP encourages concentrations of medium density residential living around commercial centres which provides retail, health, business and other services. This Structure Plan will review residential densities in order to facilitate aging in place and housing diversity.

Precinct 9 – Southern Lake Munmorah

Contains the major existing residential precinct within the study area, a low density settlement typified by a mix of one and two storey single dwellings in weatherboard, brick, and fibro-cement. This precinct includes the Lake Munmorah Reserve which adjoins the Lake Munmorah foreshore. This site is owned by Crown Lands, and is currently used only for passive recreation due to the gradient of the open space area being inappropriate for organised sports. This precinct also includes numerous small reserves within the residential areas and a linear reserve along the Lake Munmorah foreshore area. Visual and physical connection to the foreshore is limited. This Structure Plan will review these areas and consider the role of each site within a broader recreation hierarchy for the study area.

A neighbourhood centre is located at Anita Avenue, Lake Munmorah. This centre comprises retail and local business services. Due to the close proximity of the neighbourhood shops to the Lake Munmorah foreshore, the neighbourhood centre continues to attract 'top-up' trade from local residents and visitors using the lake for recreational purposes. This Structure Plan will consider the long-term role and



Precincts 5.0

function of the neighbourhood centre. Opportunities may exist for a small leisure and dining precinct in this area with connections to the lake foreshore. This may serve as a point of difference to the Lake Munmorah Local Centre at Tall Timbers Road, and may improve long term viability.

This Structure Plan will review opportunities for the provision of additional residential land within the precinct to allow for the short, medium and long term growth of the area.

Precinct 10: Carters Road School Precinct

There are four schools located within the study area that form a precinct at Carters Road:

1. Lake Munmorah Primary School
2. St Brendan's Catholic Primary School
3. Lake Munmorah High School
4. St Brigid's Catholic College.

These schools (with the exception of St Brigid's Catholic College) are currently zoned SP2 Educational Establishment. This zoning has been applied as the general approach taken for infrastructure such as education sites to be zoned to a special use zone. St Brigid's Catholic College is zoned RU6 Transition, reflecting its previous zoning of 10(a) (Investigation Precinct Zone).

The precinct also contains a number of large allotments with single dwellings. The undeveloped land within this precinct is predominantly zoned RU6 Transition, utilised as a holding zone prior to investigations being carried out to determine suitability for future residential uses. The mining and resource restrictions in this area will also be addressed as part of this process.



Figure 75: Carters Road, Lake Munmorah

Summary

KEY OUTCOMES OF THIS STRUCTURE PLAN WILL BE:

- To review the current zoning within the study area and determine appropriate zone changes based on current environmental, economic and social characteristics and associated land use opportunities and constraints, with a view to facilitating growth, encouraging aging in place and retaining & enhancing the coastal village character
- The mining and resource restrictions in this area will also be addressed as part of this process.
- To identify appropriate staging of precincts and facilitate the orderly development of land within the study area.

** Please note that in order to keep the number of precincts to a manageable level, some areas of certain precincts may not fit the description of the Precinct. For example, land owned by the National Parks and Wildlife Service is located within Precinct 7 - Chain Valley Bay. This is in no way meant to be interpreted that this area is under review for any purpose other than conservation land. **

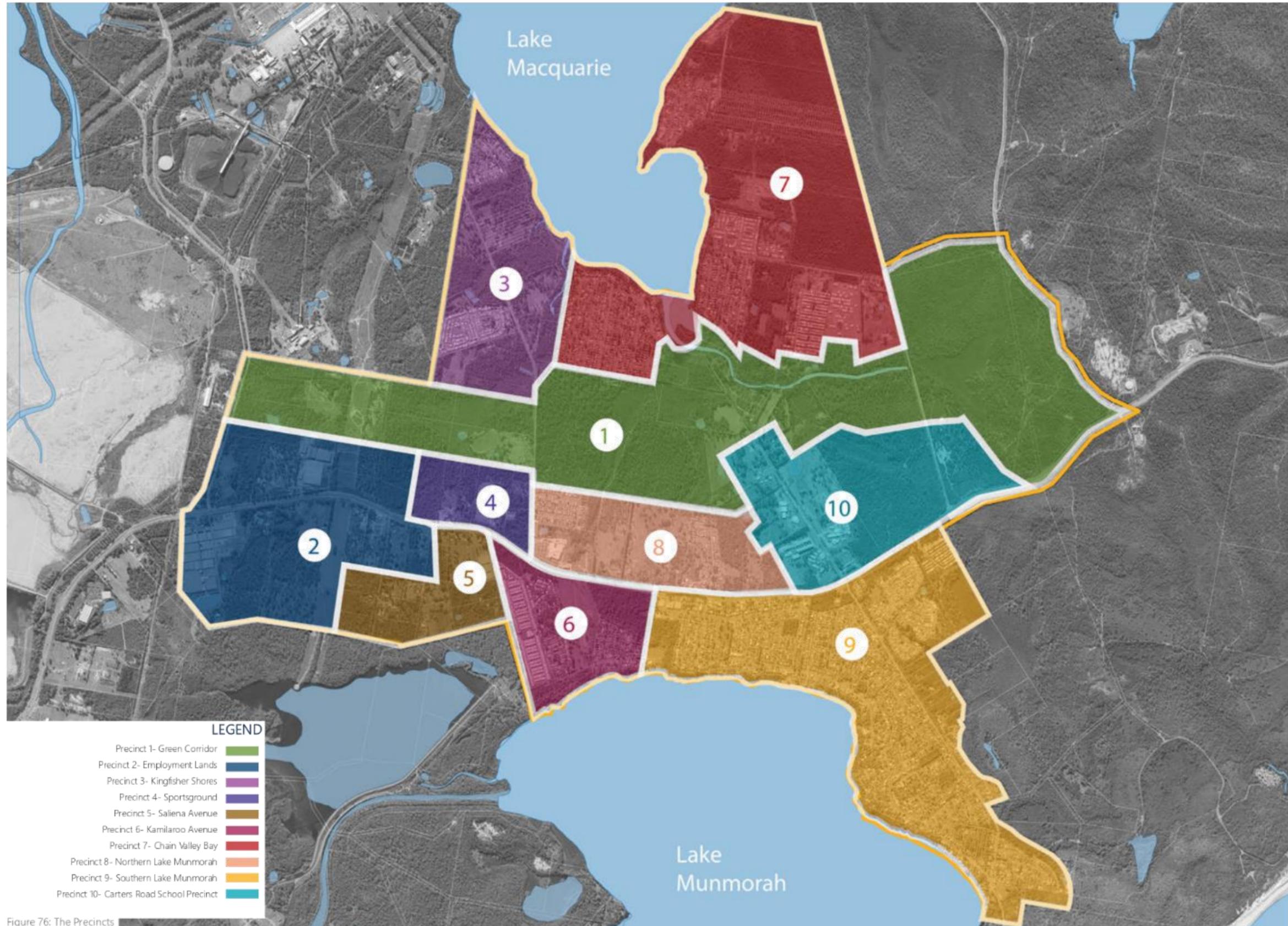


Figure 76: The Precincts

PART 2.

1.0 COMMUNITY VISION

2.0 OPPORTUNITIES

- 2.1 Environment
- 2.2 Hazards
- 2.3 Servicing
- 2.4 Transport
- 2.5 Recreation
- 2.6 Community
- 2.7 Economy
- 2.8 Land Use Conflicts
- 2.9 Character

3.0 PRECINCT PLANS

- 3.1 Biodiversity Corridor
- 3.2 Employment Lands
- 3.3 Kingfisher Shores
- 3.4 Sportsground
- 3.5 Saliena Avenue
- 3.6 Kamilaroo Avenue
- 3.7 Chain Valley Bay
- 3.8 Northern Lake Munmorah
- 3.9 Southern Lake Munmorah
- 3.10 Carters Road School Precinct

4.0 THE STRUCTURE

5.0 IMPLEMENTATION

- 5.1 Precinct Planning + Staging
- 5.2 Supporting Documents
- 5.3 Next Steps
- 5.4 Project Summary Table





1.0

PART 2.

COMMUNITY VISION



Community Vision 1.0

1.1 Public Exhibition

The engagement period for the Greater Lake Munmorah Structure Plan ran for 60 days between March-May 2019. During this time, 48 formal submissions were received, and 214 pins dropped on the Social Pinpoint interactive map of the area.

Council staff were available for a 5-hour period and 3-hour period over 2 separate days at Lake Munmorah Bowling Club, during which time 168 people participated face to face with Council staff.

DROP-IN SESSIONS / SOCIAL PINPOINT

The majority of comments received at both the drop-in information sessions, and the Social Pinpoint interactive mapping program were in relation to:

- Recreation – Need for improved quality/more options (31)
- Roads - Safety/Capacity (27)
- Recreation - Pathways (24)
- Environment (22)
- Roads - Condition (20)
- Water quality of Lake Munmorah / Lake Budgewoi (17)
- Flood mapping (7)

WRITTEN SUBMISSIONS

The majority of written submissions received were in relation to:

- Environment (12)
- Roads - Safety/Capacity (12)
- Public transport (8)
- Economy (8)
- Recreation - Pathways (6)
- Redundant electricity easement - Carters Road (6)



Figure 77: Environmental quality was a commonly-raised issue.



Figure 79: Lake quality was a commonly-raised issue.



Figure 78: The need for quality recreation was a commonly-raised issue.



Figure 80: Poor road condition was a commonly-raised issue.

Community Vision 1.0

1.1 Public Exhibition

Therefore, it can be seen that the 3 main issues of concerns to the Greater Lake Munmorah community are:

1. Adequate provision and quality of **recreation facilities**, including pathways
2. Improved **road maintenance** and infrastructure
3. Ensuring the protection of the areas unique **environmental attributes** in perpetuity.

These results generally align with the results of the Community Strategic Plan engagement period for the Northern Lakes area, with the 3 major areas identified for improvement being:

1. Improved **road maintenance** and infrastructure
2. Improved drainage / **kerb and guttering**
3. Improved **pathways**

The Structure Plan aims to improve the key issues of transport, recreation, and environment. Other issues, such as lake quality and kerb and guttering, are beyond the scope of this study.



Figure 81: Community Strategic Plan results = Northern Lakes





Opportunities 2.0

2.1 Environment

2.1.1 Biodiversity Corridors

Principle:

Ensure future development is undertaken in a manner sensitive to the natural environment, and improving long term environmental outcomes.

ISSUES:

- Ecologically Endangered Communities and threatened species.
- Need for a defined regional biodiversity corridor.

OPPORTUNITIES:

- This Structure Plan presents an opportunity to determine boundaries for the biodiversity corridor. Suitable width depends on the purpose of the corridor, in this case a regional biodiversity corridor. In 2002, Austeco Environmental Consultants (on behalf of the former Wyong Shire Council) prepared "Fauna Habitat Modelling and Wildlife Linkages in Wyong Shire". This document identifies that a corridor width of 1600m is desirable for a regional corridor, to enable optimum movement of species. Due to existing land use patterns, the proposed corridor is only 700m wide at the widest point. The remainder of the corridor is narrower, reducing to 300m-400m some areas, down to 30m at its narrowest point in the location of Carters Road, Lake Munmorah. Figure 83 depicts the anticipated boundaries of the biodiversity corridor.
- Whilst public land comprises the majority of the biodiversity corridor, there are also areas of privately owned land within the corridor. Private landowners are encouraged to review NSW biodiversity conservation legislation, in order to learn more about agreements that landholders can enter to conserve biodiversity on their land. Landholders can receive payment for biodiversity credits created under such agreements, which can be used to offset development impacts elsewhere as part of the Biodiversity Offsets Scheme. Landholders can also receive payments to support site management.

- The Pacific Highway corridor represents a significant barrier to wildlife crossings, in particular at the location of the local biodiversity corridor in the vicinity of the Lake Munmorah Local Centre, crossing south across the Pacific Highway to Munmorah Reserve. It is recommended that Council pursue installation of wildlife connectivity structures across the Pacific Highway, which could include aerial crossings or underground crossings similar to drainage culverts which can be utilised by ground dwelling fauna. Installation of a number of these crossings should be pursued at key locations. Wildlife connectivity structures will also prevent and minimise road-kill incidents for fauna, particularly if utilised with exclusion fencing that direct fauna towards the structures.
- Street tree plantings along the wider parts of the median strip along the Pacific Highway corridor will also assist in safe crossing opportunities for arboreal glider species.
- It is noted that the western boundary of the biodiversity corridor adjoins the Vales Point Power Station ash dam. It is recommended that Council pursue regeneration of natural bushland to the north of the ash dam, and stringent management requirements as part of any future redevelopment plans for the Power Station site. This will enable the regional corridor to maintain viability for



Figure 82: Example aerial connectivity structure

movement and habitat purposes.

- Council should also consider strategic land purchases within the biodiversity corridor, as part of the Coastal Open Space System. It is recommended that the following issues be reviewed in conjunction with separate ecological studies, as part of precinct-based rezoning investigations:
 - Consider the appropriateness of existing zones within the biodiversity corridor. It is noted that the RE1 Public Recreation zone over a large area of the corridor is inappropriate and should be resolved as part of an amendment to the future Central Coast LEP.
 - Identify appropriate zoning changes to introduce environmental zones based on environmental attributes and the need to define the biodiversity corridor.

Project	Responsibility	Timing
Review land zoning within the biodiversity corridor, as part of precinct-based rezoning investigations.	Environment, Energy and Science	Ongoing
Pursue installation of biodiversity crossing structures and exclusion fencing across the Pacific Highway corridor, to reduce the barrier to fauna crossing the Pacific Highway, whilst reducing road-kill incidents.	Council / TfNSW	Medium term
Pursue a program of street tree plantings along the wider parts of the Pacific Highway median strip, which will assist in safe crossing opportunities for fauna.	Council / TfNSW	Medium term
Pursue regeneration of natural bushland to the north of the ash dam, and stringent management requirements as part of any future redevelopment plans for the Power Station site.	Council / Landowner	Long Term

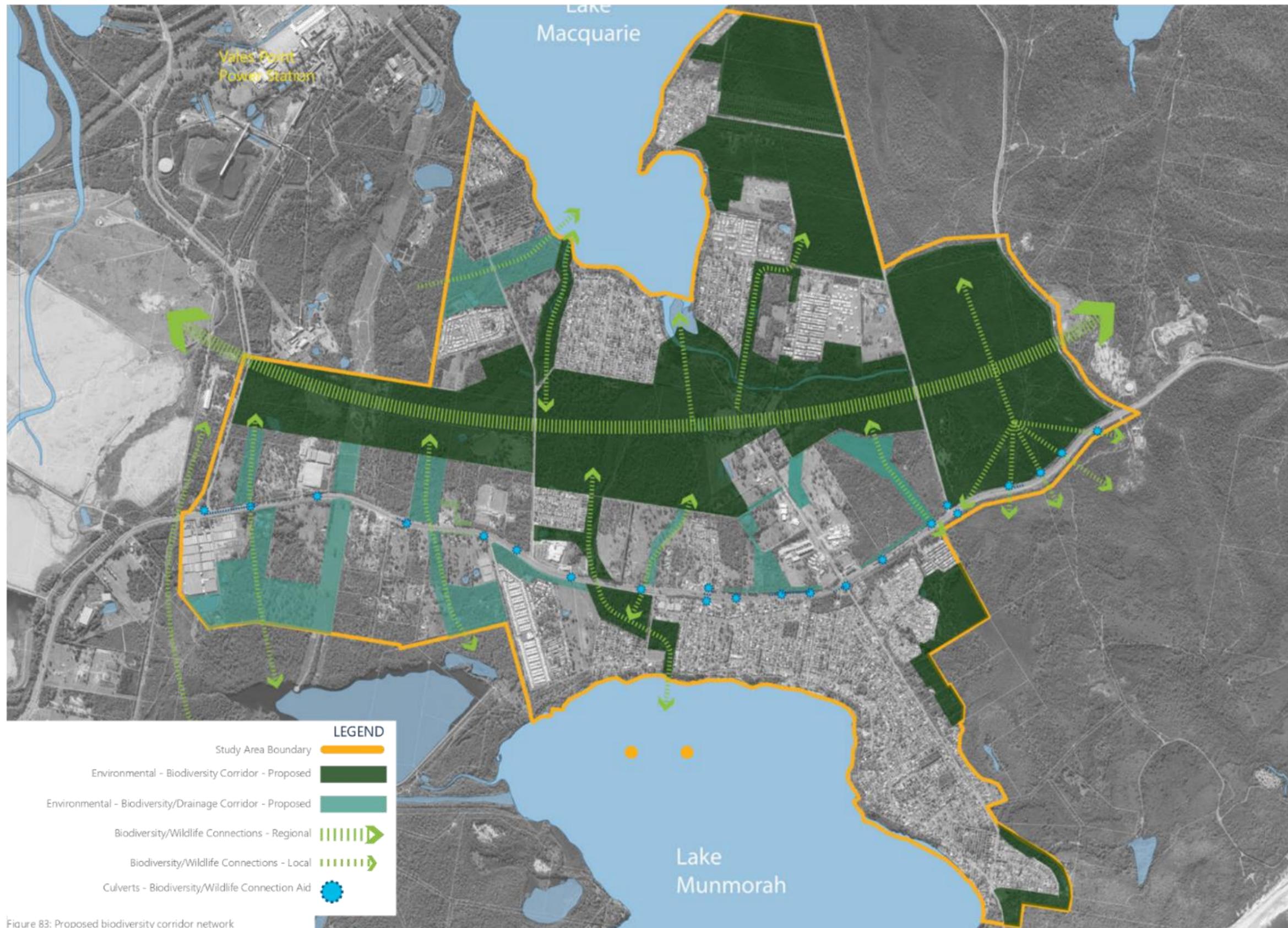


Figure 83: Proposed biodiversity corridor network

Opportunities 2.0

2.1 Environment

2.1.2 Scenic Amenity

Principle:

Ensure future development is undertaken in a manner sensitive to, and enhancing the natural attributes of the area.

ISSUES:

- No and/or limited visual connections along public streets to the lake foreshore.
- Cluttered visual landscape which often interferes with the natural beauty of the area.

OPPORTUNITIES:

- Enhance visual connection to the foreshore (in particular to Lake Munmorah Reserve) to improve amenity as well as passive surveillance. This may require purchase of strategically located dwellings to ensure access ways and vistas are widened. Council should consider purchase and removal of a small number of dwellings along the foreshore to improve this visual connection to the foreshore and increase public amenity. Older, unimproved properties would be favoured to reduce costs.
- Improve the quality of access paths to the Lakes by providing footpaths and beautification measures.
- Encourage the under-grounding of existing electricity supply infrastructure in high profile locations. All new electricity supply infrastructure must be provided underground, where possible.

- Undertake a sign audit and remove old and redundant signs, replace with new or consolidated signs where possible, and provide a consistent style. Limit the proliferation of signs to avoid visual clutter.
- Facilitate the provision of appropriately designed and sited way-finding signs, including consistent way-finding signage to improve visual connections to the Lakes,
- Provision of green spaces, landscaped buffers and appropriate street planting will assist in softening the visual impacts associated with urban development in this area. As part of new developments, a vegetated reserve must be provided to the Pacific Highway, to provide a highway buffer for residents, as well as to improve visual amenity of the area.



Figure 84: Typical Access to Foreshore at Lake Munmorah



Figure 85: Typical Access to Foreshore at Chain Valley Bay

Project	Responsibility	Timing
Undertake a sign audit and remove old and redundant signs, replace with new or consolidated signs where possible, and provide a consistent style.	Council	Medium
Encourage the under-grounding of existing electricity supply infrastructure in high profile locations. All new electricity supply infrastructure must be provided underground, where possible.	Council	Ongoing
Review suitability of purchasing strategic sites to improve access and visual connection to the Lake Munmorah foreshore.	Council	Long-term
As part of new developments, a vegetated landscape treatment must be provided to the Pacific Highway, to provide a buffer for residents, as well as to improve visual amenity of the area.	Developer	Ongoing

Opportunities 2.0

2.1 Environment

2.1.3 Coastal Protection

Principle:

Ensure future development does not reduce water quality and amenity of the Lake Munmorah waterbody

ISSUES:

- Community perception of poor water quality and amenity issues within and adjacent to the Lake Munmorah waterbody.
- Increased sediment/nutrient loads to Lake Munmorah can cause algal blooms, poor water quality and damage to habitats like seagrass.
- Amenity issues associated with seagrass "wrack". Too much wrack can produce odours and reduce amenity.

OPPORTUNITIES:

- The design and construction of stormwater drainage systems is required to limit the flow of sediments and nutrients into the lakes from new developments.
- Ensure that new developments do not increase nutrient and sediment loads and water flows above their natural levels



Figure 86: Lake Munmorah



Figure 87: Boat ramp, Elizabeth Bay Drive



Project	Responsibility	Timing
Ensure that new developments do not increase nutrient and sediment loads and water flows above their natural levels	Council	Ongoing

Opportunities 2.0

2.2 Hazards

2.2.1 Bushfire, Contamination, Erosion

Principle:

Ensure future planning for this area is undertaken with a sound knowledge of the natural hazards affecting the area.

ISSUES:

- Significant bushfire hazard.
- Potential land contamination - Properties identified on Council's contaminated land register
- Prevalence of dispersive soils, particularly in vicinity of Karignan Creek.

OPPORTUNITIES:

Bushfire

- Where possible, ensure future development areas are not situated within high hazard bushfire areas. New development will be directed into locations of lower bushfire risk and shall be designed and constructed to mitigate the risks from bushfire, for example by minimising the number of properties with direct exposure to biodiversity corridors. This can be done by ensuring that new residential subdivisions incorporate roads as buffers between private properties and the vegetation in the biodiversity corridor. This will ensure that bushfire protection measures such as Asset Protection Zones (APZs) do not require removal of significant vegetation and biodiverse habitats.

- This will also result in beneficial outcomes in relation to vegetation management, emergency service access and passive surveillance.

Contamination

- Mitigate risks associated with potential contamination issues. Be mindful of potential contamination issues on various identified sites when recommending rezoning of these sites. Contamination studies may need to be carried out for certain sites proposed for residential or certain business uses, however it is likely that these studies will not be required until after the Gateway Determination stage.

Dispersive soils

- These soils erode easily and lead to sedimentation concerns in Lake Macquarie. This may also be a problem elsewhere in the study area and a geotechnical study may be necessary to develop on these sites, at Planning Proposal stage.



Figure 88: Asset Protection Zone at Chain Valley Bay



Figure 89: Native vegetation, Chain Valley Bay

Project	Responsibility	Timing
Geotechnical studies may be necessary to develop on sites where dispersive soils are present.	Developer/ Council	Ongoing
Ensure that new residential subdivisions incorporate roads as buffers between private properties and vegetation in the biodiversity corridor.	Developer/ Council	Ongoing

Opportunities 2.0

2.2 Hazards

2.2.2 Flooding

Principle:

Ensure future planning for this area is undertaken with a sound knowledge of the natural hazards affecting the area.

ISSUES:

- Significant flood hazard

OPPORTUNITIES:

Flooding

- Ensure future development areas are not situated within high hazard flood prone areas.

Drainage

- In terms of stormwater flow, this Structure Plan recommends/ requires that overland flow paths be retained as part of future developments within this area. This is the most cost efficient way of addressing stormwater overland flows, and also provides visually pleasing landscape features for the local neighbourhood and flora/fauna to enjoy.
- Reducing the direct connection of stormwater pipes to these Lake Munmorah and Lake Macquarie waterways, through the use of water sensitive urban design and the construction of wetlands/ detention basins will be important techniques in reducing the overall stormwater load on our natural waterways.



Figure 90: Flooded vegetation at Chain Valley Bay



Figure 91: Lake Munmorah foreshore



Project	Responsibility	Timing
Retain overland flow paths in most instances. Piping of flows is generally not supported.	Developer / Council	Ongoing
Ensure development on flood prone land is assessed on its merits, while ensuring the impacts of flooding on the community are reduced using ecologically positive methods.	Developer / Council	Ongoing

Opportunities 2.0

2.2 Hazards

2.2.3 Climate Change

Principle:

Ensure future planning for this area is undertaken with a sound knowledge of the natural hazards affecting the area.

ISSUES:

- Preparing for climate change

OPPORTUNITIES:

Increased hot days

- Increase shade trees to roadways, pathways and parklands to increase comfort for pedestrians and cyclists, by implementing a street tree planting program on targeted streets. This Structure Plan proposes a street tree planting program on the following key road connections:
 1. Pacific Highway (subject to TfNSW approval)
 2. Tall Timbers Road
 3. Carters Road
 4. Elizabeth Bay Drive
 5. Chain Valley Bay Road
- Carters Road in particular is an ideal location to implement a street tree planting project, given the proximity to 4 schools in this area. A tree-lined street would provide school children with shaded areas to walk, cycle or play.
- New road connections identified within this Structure Plan will also incorporate street tree plantings, in particular the roads that will connect Tall Timbers Road and Carters Road, and Carters Road and Chain Valley Bay Road.

More intense rain events

- Retrofit roadside kerb and gutter systems using water sensitive urban design.
- Require new developments to utilise water sensitive urban design for kerb and gutter systems, as well as the construction of wetlands/detention basins. These measures will be important techniques in reducing the overall stormwater load on our natural waterways.
- Overland flow paths need to be retained wherever possible. Council supports the retention of surface overland flow paths over the piping of flows underground. Overall this will support better outcomes for the community and provide increased habitat for flora and fauna within the study area.



Figure 92: Shaded lakefront reserve, Chain Valley Bay



Figure 93: Shaded street verge providing shelter for pedestrians

Project	Responsibility	Timing
Implement a street tree planting program on the following streets: 1. Pacific Highway (subject to TfNSW approval) 2. Tall Timbers Road 3. Carters Road 4. Elizabeth Bay Drive 5. Chain Valley Bay Road	Council / Developer	Medium-Term
Ensure that Water Sensitive Urban Design is integrated into new development.	Council / Developer	Ongoing



Opportunities 2.0

2.3 Servicing

2.3.1 Infrastructure Sequencing

Principle:

Ensure future planning is undertaken in a sequence that minimises lead-infrastructure costs.

ISSUES:

- Sequencing of development – Increased costs for development out-of-sync with NWSSP timeframes.
- Sequencing of development – Who is responsible for lead-in infrastructure?

OPPORTUNITIES:

- A development sequencing plan has been developed, based on a number of criteria, including the level of difficulty involved in the provision of water and sewer servicing. This issue was considered a major criterion, and the rankings were more heavily weighted towards precincts that were considered the most cost-effective to service. See the "Precincts" section of this chapter for more information.
- Ensure future planning for this area is undertaken with a sound knowledge of the capacity of current and future servicing infrastructure within the area.
- Infrastructure and services required to meet the needs of development within the study area include:
- In order to ensure that lead-in and other essential infrastructure is not delayed unnecessarily, Council will review the Development Servicing Plan (DSP) for this area, and prepare a Development Control Plan (DCP) chapter for this area, taking into account this Structure Plan, and incorporating any parts of the study area that have previously not been included within the DSP.

Infrastructure Required	Funding Mechanism
Local roads including intersection and traffic management	Developers / TfNSW / Council
Local shared pathways	Developers / Planning Agreement / Council.
Local bus stop infrastructure	Developers / Planning Agreement / Council.
Landscaping of roadsides, including appropriate street trees.	Developers / Planning Agreement / Council.
Drainage infrastructure, including pipes and culverts.	Developers / Planning Agreement / Council.
Water and sewerage infrastructure, including any required works to STP to reduce odour.	Developers / Planning Agreement / Council.
Fencing	Developers
Electricity, gas, and telecommunications infrastructure.	Utility service providers.
Construction of/improvements to active/passive open space.	Developers / Planning Agreement / Council.



Figure 94: Electricity infrastructure



Figure 95: Electricity infrastructure



Project	Responsibility	Timing
Review Development Servicing Plan for the study area.	Council	Short Term

Opportunities 2.0

2.3 Servicing

2.3.1 Infrastructure Sequencing (Continued)

Principle:

Ensure future planning is undertaken in a sequence that minimises lead-infrastructure costs.

ISSUES:

- Sewer Servicing – Capacity constraints
- Sewage Treatment Plant – Odour issues for certain precincts
- Easements – Significant TransGrid transmission line easement within the study area.

OPPORTUNITIES:

Sewer Servicing

- The topography of the study area divides the potential development precincts into several Sewage Pumping Station (SPS) catchments with capacity constraints within the majority of those catchments. This requires a combination of gravity main upgrades, sewage pumping station upgrades and rising main upgrades in addition to the construction of new sewage pumping stations/rising mains to service proposed developments. A hydraulic sewer model for these catchments will need to be prepared by Council, to undertake a holistic capacity review and refine the existing high level capacity assessments previously undertaken as part of Council’s Development Servicing Plan.

Odour

- Council utilises a specific mapped odour contour to determine areas that are likely to be experience significant odour issues as a result of proximity to sewerage treatment plants (STPs). Devel-

opment within this contour should be restricted to ensure that future residents are not subjected to odours that will interfere with quality of life. Precincts 17 and Precinct 18 are affected by this odour contour, and development should be precluded from these sites, unless odour mitigation measures can be identified, and implemented at the developer’s expense, as a way to reduce odour impacts within this odour contour.

Electricity Easements

- Two significant transmission line (TL) easements, up to 100m in width, runs in an east-west and north-south direction through the study area (see Figure 98). During the community engagement phase of this Structure Plan, TransGrid has advised Council that the unused easements east of Carters Road can be extinguished as TransGrid is unlikely to require transmission lines in this easterly direction in the future. The area previously sterilised from development can now be incorporated into the development areas for the study area. However, formal extinguishment of the easement is still required.
- This Structure Plan incorporates the transmission line easements, and ensures that no inappropriate development is proposed within the easement.



Figure 96: Sewage Treatment Plant at Mannering Park



Figure 97: TransGrid electrical easement, Lake Munmorah

Project	Responsibility	Timing
Prepare a hydraulic sewer model for sewer catchments to ensure a holistic capacity review and refine Development Servicing Plan.	Council	Short Term
Ensure that rezoning applications are not approved within the odour contour area, without a Planning Agreement (or similar) committing to mitigating odours for future residents.	Developer	Ongoing
Ensure that no inappropriate development is permitted within electrical transmission line easements.	Council	Ongoing

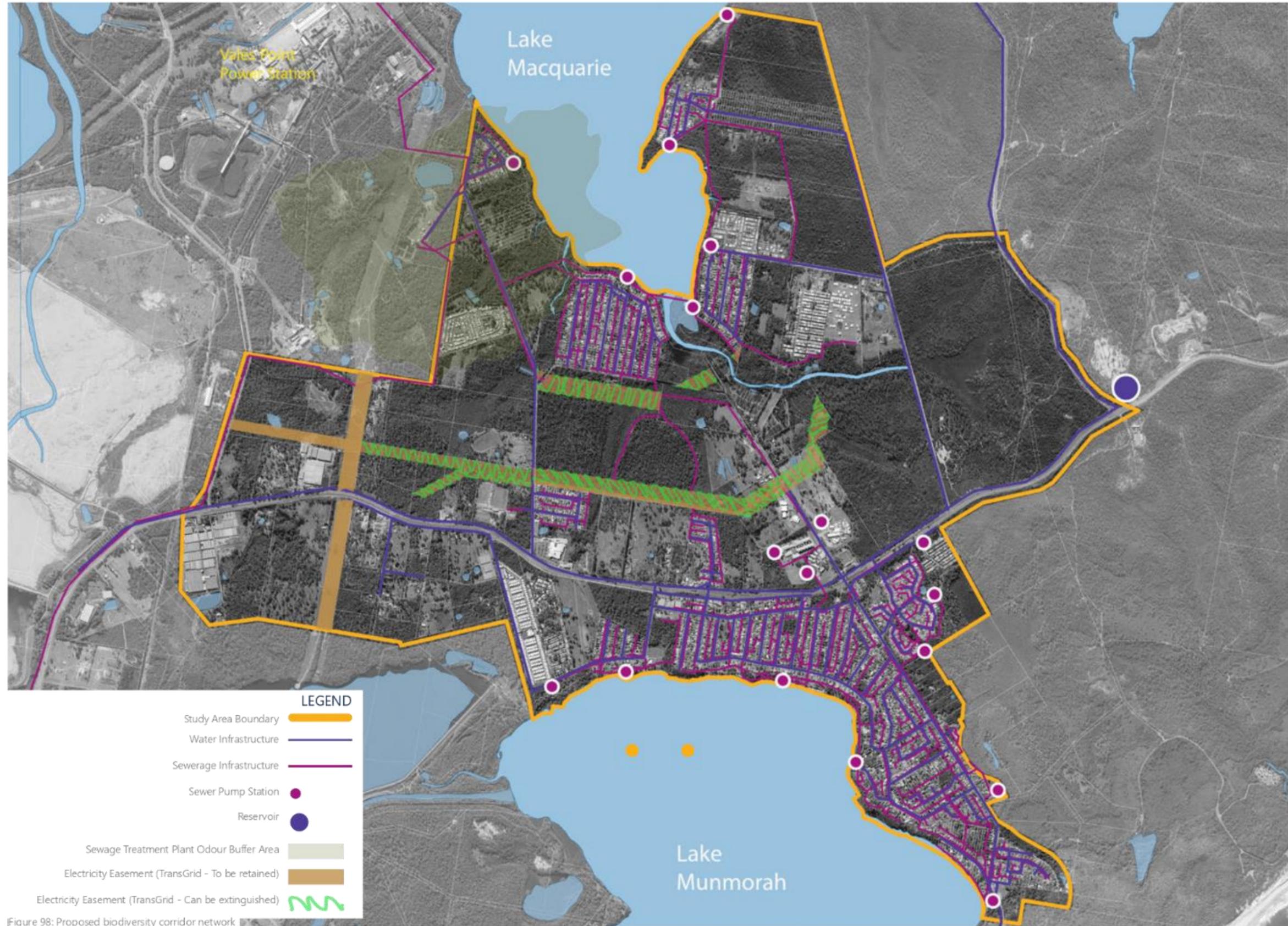


Figure 98: Proposed biodiversity corridor network

Opportunities 2.0

2.4 Transport

2.4.1 Transport Links

Principle:

Improve transport links within the study area

ISSUES:

- Transport issues associated with lack of connection between the north and south of the study area due to the Pacific Highway.
- Carters Road intersection issues during peak school times.

OPPORTUNITIES:

Additional roads to meet employment growth

Additional roads are required to distribute increased traffic volumes generated by population growth. This Structure plan identifies the approximate location for potential road connections, based on future residential and employment growth, as well as the impacts of this growth on the existing road network. The provision of additional road connections and upgrades to the existing network is critical to facilitate future development. The following road connections are proposed, subject to further investigation (depicted in Figure 99):

- **Tall Timbers Road - Carters Road.** This road will be important for development of Precinct 8, as this precinct could exacerbate Carters Road intersection issues. Potential funding sources to pursue may be Federal Assistance Grants and Roads to Recovery.
- **Tall Timbers Road - Rutleys Road.** This road will become necessary only as the development of the employment lands proceed. This road will also be the location of an important shared pathway linking Mannering Park to Lake Munmorah, providing a safer pedestrian/cycle connection.
- **Saliena Avenue - Basford Road.** This road will be important for development of Precinct 5, as this precinct could exacerbate safety concerns at the Saliena Avenue intersection.

- **Chain Valley Bay Road - Carters Road.** This road will assist in alleviating the intersection delays currently experienced at Carters Road during peak school hours.
- **Chain Valley Bay Road - Kanangra Drive:** Council should request that this land be transferred from National Parks and Wildlife Service to Council to create a public road reserve, as well as funding to upgrade this road to a bitumen sealed surface. Note that this may be difficult to formalise due to the land ownership.
- **Signalised intersection - Chain Valley Bay Road/Pacific Highway junction.** Modelling of this intersection shows that right hand turn movements onto the Pacific Highway from Chain Valley Bay Road currently operate with unsatisfactory delays. This intersection must be upgraded prior to any development occurring in this locality.
- **Signalised intersection - Basford Road/Pacific Highway junction.** This is a long-term proposal and will be dependent on development of Precinct 2 - Employment Lands.

Ongoing measures to ensure improved public and private transport

links for the area include a requirement for subdivision staging to provide for the timely connection of road links to the satisfaction of Council and Transport for NSW (TfNSW). For example, Precinct 8 should be required to complete construction of the road connection of Tall Timbers Road and Carters Road, to ensure that alternative ingress and egress to Carters Road is provided, to alleviate the peak-hour intersection delays currently experienced. These road connections can be subject to change if the performance and function of the road network is maintained or improved subject to the approval of the TfNSW.

Carters Road intersection

New roads linking Carters Road to Tall Timbers Road and Chain Valley Bay Road have been identified as possible connecting roads, supported by a strategic traffic study. Construction costs associated with the new road links will be significant and subject to land acquisitions, future development and potential grant funding. In the meantime, interim works on Carters Road are currently being developed by Council and include:

- Widening of the road pavement
- Kerb, gutter and footpath construction at St Brigid's College.
- Development of a new car park on the existing grassed area at the frontage to Lake Munmorah High School
- Improvements to line marking and signage within Carters Road.

The aim of these interim works is to provide additional car parking opportunities, improved pedestrian access and improved traffic flow. The undertaking of these improvements are dependent upon costings and budget availability.

Project	Responsibility	Timing
Provide a connector road between Tall Timbers Road and Carters Road to service Precinct 8.	Developer	Short Term
Provide a connector road between Rutleys Road and Tall Timbers Road to service the future employment lands precinct.	Developer	Long Term
Provide a connector road between Saliena Avenue and Basford Road to service Precinct 5.	Developer	Long Term
Provide a connector road between Chain Valley Bay Road and Carters Road to service Precinct 10.	Developer	Short Term
Investigate provision of a connector road between Saliena Avenue and Kamilaroo Avenue.	Council	Long Term
Liaise with NSW National Parks and Wildlife regarding the potential for construction of a connector road between Chain Valley Bay Road and Kanangra Drive.	Council	Long Term
Provide a signalised intersection, including pedestrian crossing, at the junction of Chain Valley Bay Road/Pacific Highway to service Precinct 7 and 10.	Developer/ TfNSW	Short Term
Incorporate appropriate road design and construction costs into a Section 7.11 Development Contributions Plan (where appropriate).	Council	Short Term

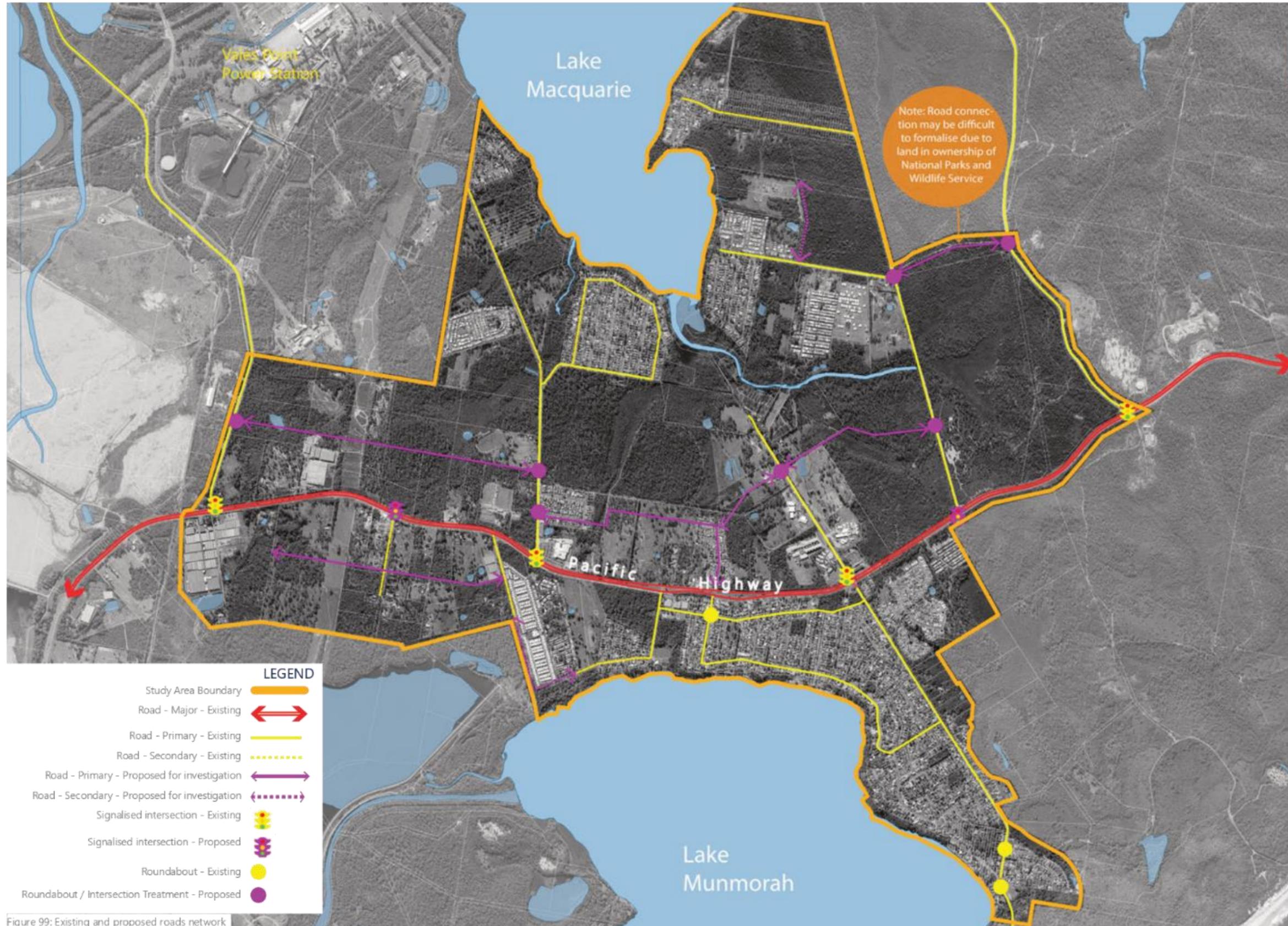


Figure 99: Existing and proposed roads network

Opportunities 2.0

2.4 Transport

2.4.2 Public Transport

Principle:

Improve public transport links within the study area

ISSUES:

- Limited access to public transport services.

OPPORTUNITIES:

Provision of Public Transport

Access to public transport needs to be enhanced, and improved provision of more frequent bus services to this area to encourage more public transport patronage. This will be partly achieved by the demands of increased population moving into the area as the precincts develop. However, Council can assist in achieving increased public transport usage by requiring that:

- Housing and subdivision designs are to integrate with land use, transport and access, both pedestrian and vehicular.
- Walking and cycling networks are aligned with public transport routes to improve accessibility to public transport.
- Bus stops are provided in locations as nominated by the relevant authority.
- A bus interchange is provided as part of the Lake Munmorah Local Centre expansion.

Parts of Precinct 16(a) and 16(b) are situated to benefit from proximity to the Lake Munmorah Local Centre, and as a result may be considered for medium density residential development. In particular, shop-top housing as part of the expansion of the Local Centre, as well as townhouse-style development in the above-mentioned precincts. This will ensure that any higher density of population is

situated a short walk from the future bus interchange at the Lake Munmorah Local Centre.

In addition, discussion with Busways indicates that considerations relating to future road design in new development areas should consider the manoeuvrability requirements of buses to access areas, which will allow ease of serviceability for future bus route expansions.

Encourage more public transport usage

Public transport usage in this area is very low. Improved usage rates could be encouraged by incorporating bus pick up and drop off locations along the Pacific Highway corridor, ideally coinciding with signalised intersections, to ensure that public transport patrons are able to safely cross the Pacific Highway to either board or alight from the public transport vehicle. Bus shelters should also be appropriately located along this corridor to reduce inconvenience and improve the desirability of travelling by public transport. Such bus infrastructure may need to be incorporated into the development contributions plan for the area, to ensure that funding is available.



Figure 100: Bus infrastructure, Lake Munmorah

Project	Responsibility	Timing
Council to encourage access to public transport services through ensuring that: <ul style="list-style-type: none"> • Housing and subdivision designs are to integrate with land use, transport and access, both pedestrian and vehicular. • Walking and cycling networks are aligned with public transport routes to improve accessibility to public transport. • Bus stops are provided in locations as nominated by the relevant authority. • A bus interchange is provided as part of the Lake Munmorah Local Centre expansion. 	Council	Ongoing

Opportunities 2.0

2.4 Transport

2.4.3 Connectivity and Safety

Principle:

Close the gap between land to the north and south of the Pacific Highway

ISSUES:

- The Pacific Highway acts as a significant severance between the areas to the north and south. This Structure Plan can assist in improving this situation by advocating for a number of opportunities.

OPPORTUNITIES:

- Incorporate more pedestrian crossings**

Within the study area, only 2 formal crossings exist on the Pacific Highway, at Tall Timbers Road and Carters Road, separated by 1.9km. This encourages informal crossing of the corridor which can be extremely dangerous due to the 80km/hr speed limit. By incorporating more pedestrian crossings, coinciding with new signalised intersections along the highway, safety and connectivity will be improved. This will also encourage more pedestrian and cyclist activity, rather than the community relying on vehicular travel.

- Street tree planting**

Improving the amenity of pedestrian facilities can encourage utilisation, with shade an important factor in increasing amenity for pedestrian and cyclists. An opportunity exists to improve utilisation rates for shared pathways adjacent to the Pacific Highway corridor, via a program of tree planting. Tree plantings will provide shade for pedestrians and cyclists, as well as a minor buffer to the Pacific Highway. Tree plantings could also occur in suitably wide locations within the median strip of the Pacific Highway, in order to create a treed boulevard along this corridor, improving visual amenity and also improving flora/fauna crossing opportunities between the north

and south of the corridor. Liaison with, and approval of, TfNSW will be required prior to planting.

- Lighting improvements**

Improving lighting along the Pacific Highway between Tall Timbers Road and Chain Valley Bay Road will assist in improving connectivity and usability for residents and visitors, as well as safety by ensuring that pedestrians and cyclists are visible to motorists

- Maximum speed reduction**

The maximum speed along the Pacific Highway corridor is 80km/hr, although vehicles routinely travel at higher speeds. This makes pedestrian and cycle activity dangerous and undesirable, and most residents instead rely on vehicular travel for local shopping trips and school drop-off/pick ups. Safety and usability can be improved by reducing the maximum speed limit. A reduced speed limit will also be more appropriate for the future development of this area as a major urban growth area. Council will pursue a speed limit reduction along the Pacific Highway within the study area, in consultation with TfNSW.

- Safe Systems Principles**

Council should promote the incorporation of Safe Systems principles within planning for delivery of development precincts



Figure 101: Pacific Highway, Lake Munmorah



Figure 102: Pedestrian overpass, Lake Munmorah

Project	Responsibility	Timing
Prepare a package of proposed improvements for the Pacific Highway corridor, for lodgement with the TfNSW (note TfNSW has final decision-making authority): <ul style="list-style-type: none"> Improve lighting along the Pacific Highway between Carters Road and Chain Valley Bay Road to ensure that the safety and usability is improved for the community. Reduce maximum speed limit to 60km/hour at a minimum, and Incorporate more pedestrian crossings. Implement a program of street tree plantings, including median plantings, to provide shaded spaces and a small degree of buffering to the Pacific Highway for shared pathway users. 	Council/ TfNSW	Medium Term
Require Safe System Assessments for any new rezoning proposals.	Developer	Ongoing





Opportunities 2.0

2.5 Recreation

2.5.1 Pedestrian Connections

Principle:

Ensure that the community has ease of access to both active and passive recreation opportunities

ISSUES:

- Limited physical connections to Lake Macquarie and Lake Munmorah foreshore.
- Discontinuous walking and cycling networks.

OPPORTUNITIES:

This Structure Plan recommends a number of new shared pathways, with the aim to improve pedestrian and cyclist connections between both existing and future residential areas and the main attractors in the study area. See Figure 105. These proposed connections will be important components in ensuring that the growing community in the study area has ease of access to the local schools, local centre and neighbourhood centres, as well as sporting grounds and playgrounds. This will extend the network and strengthen the connection between the northern and southern areas of the study area. However, additional signalised intersections will improve the safety of this crossing and encourage increased usage by the community.

In addition, visual amenity and connection to open space opportunities is important to the success of shared pathway networks and therefore opportunities for new and improved networks incorporating these principles should also be identified in the future. There are limited opportunities to extend the shared pathway along the Lake Munmorah foreshore, due to topographic issues along the eastern foreshore, and land ownership issues along the site of the now decommissioned power station site on the western foreshore. As a result, this Structure Plan does not propose any extension to

the shared pathway along the Lake Munmorah foreshore. There may be an opportunity to construct a shared pathway along the Lake Macquarie foreshore to the north of the study area, to connect Mannering Park to Chain Valley Bay North and South, however cost issues will need to be resolved prior to this option being supported.



Figure 104: Shared pathway adjacent to Pacific Highway, Lake Munmorah



Figure 103: Shared pathway, Chain Valley Bay

Project	Responsibility	Timing
<p>Council can improve walking and cycling networks in the study area by ensuring:</p> <ul style="list-style-type: none"> • Walking and cycling networks are incorporated into subdivision design and constructed by developers as part of subdivision works. • Walking and cycling networks must be designed to ensure safe, amenable and convenient pedestrian and cycle connections. • Footpath and cycle path widths are increased in areas expecting higher usage such as near schools, community centres, neighbourhood centres, local centres, public transport interchanges and bus stops. • Pedestrian and cycle crossings are provided at all relevant intersections and along key desire lines 	Developer / Council	Ongoing

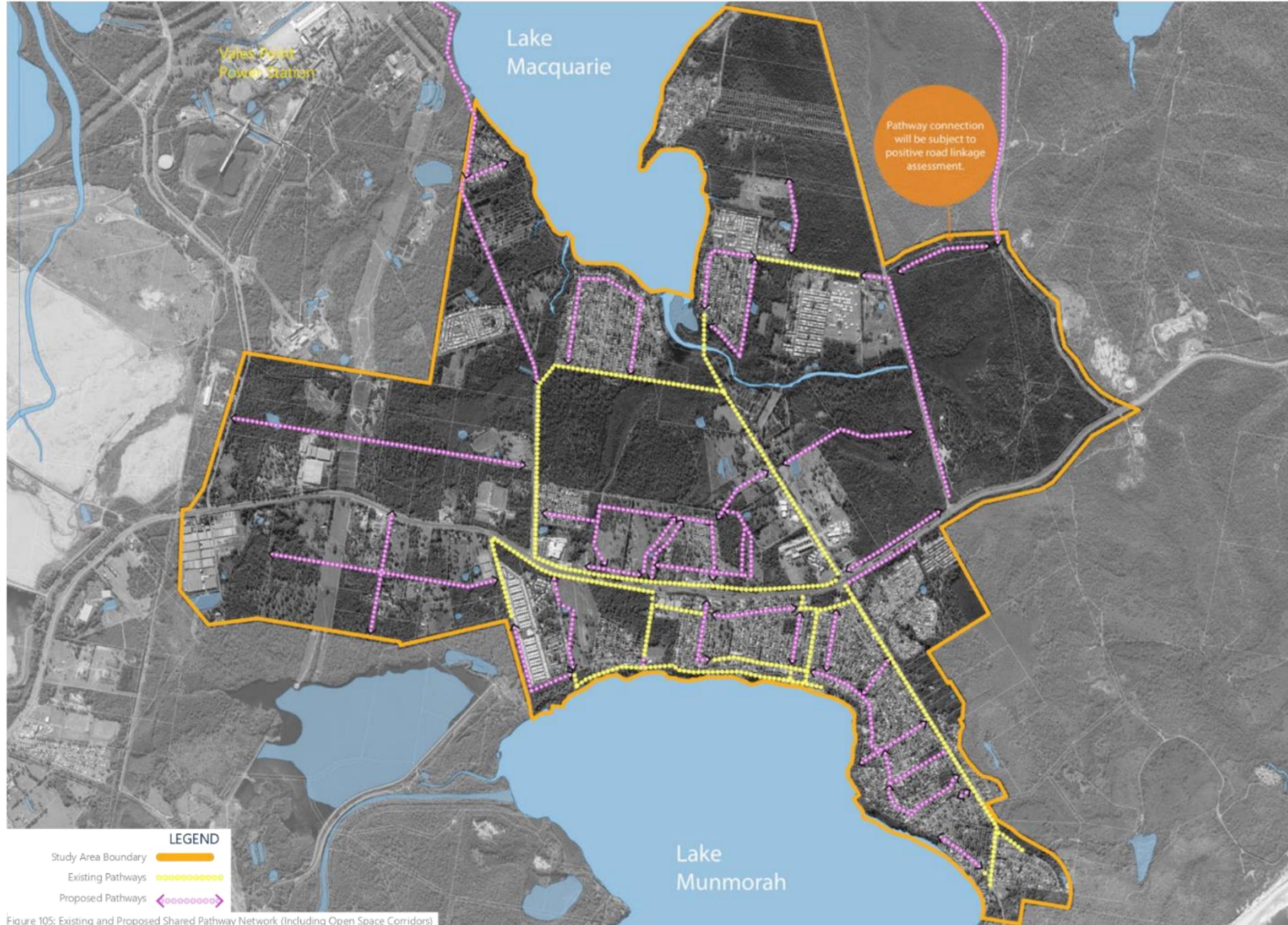


Figure 105: Existing and Proposed Shared Pathway Network (Including Open Space Corridors)



Opportunities 2.0

2.5 Recreation

2.5.2 Active Recreation Facilities

Principle:

Ensure that the community has ease of access to active recreation opportunities

ISSUES:

- Limited pedestrian access to playground facilities.
- Limited access to sportsground facilities.

OPPORTUNITIES:

Required Provision of Recreation Facilities

A general rate of 3 hectares per 1,000 residents is the standard approach to open space provision. Utilising this standard, the total developed open space required for the projected 6,843 additional residents generates demand for an additional 20.5 hectares of open space. This can be split into the following categories:

Parkland:

- 6.2 hectares of small parks (30%);
- 4.1 hectares of large parks (20%);
- 2.0 hectares of semi-natural open space (10%)

Sportsground:

- 6.2 hectares of sports field (a complex comparable to Hamlyn Terrace sports field) (30%);
- 2.0 hectares of playing courts (10%).



Figure 106: Playground, Lake Munmorah



Figure 107: Playground, Chain Valley Bay

Project	Responsibility	Timing
Investigate options for the following recreation facilities: <ul style="list-style-type: none"> • Colongra Bay Reserve playground – either replace old facilities or incorporate new facilities. • Liaise with NPWS to coordinate delivery of a play-space at Elizabeth Bay Dr (Munmorah State Conservation Area). • Consider opportunities to encourage more public use for the reserve at the end of Greenacre Avenue. • Continue to coordinate the delivery of the play-space adjacent to Gumbayah Reserve on Tall Timbers Road. 	Council	Medium Term

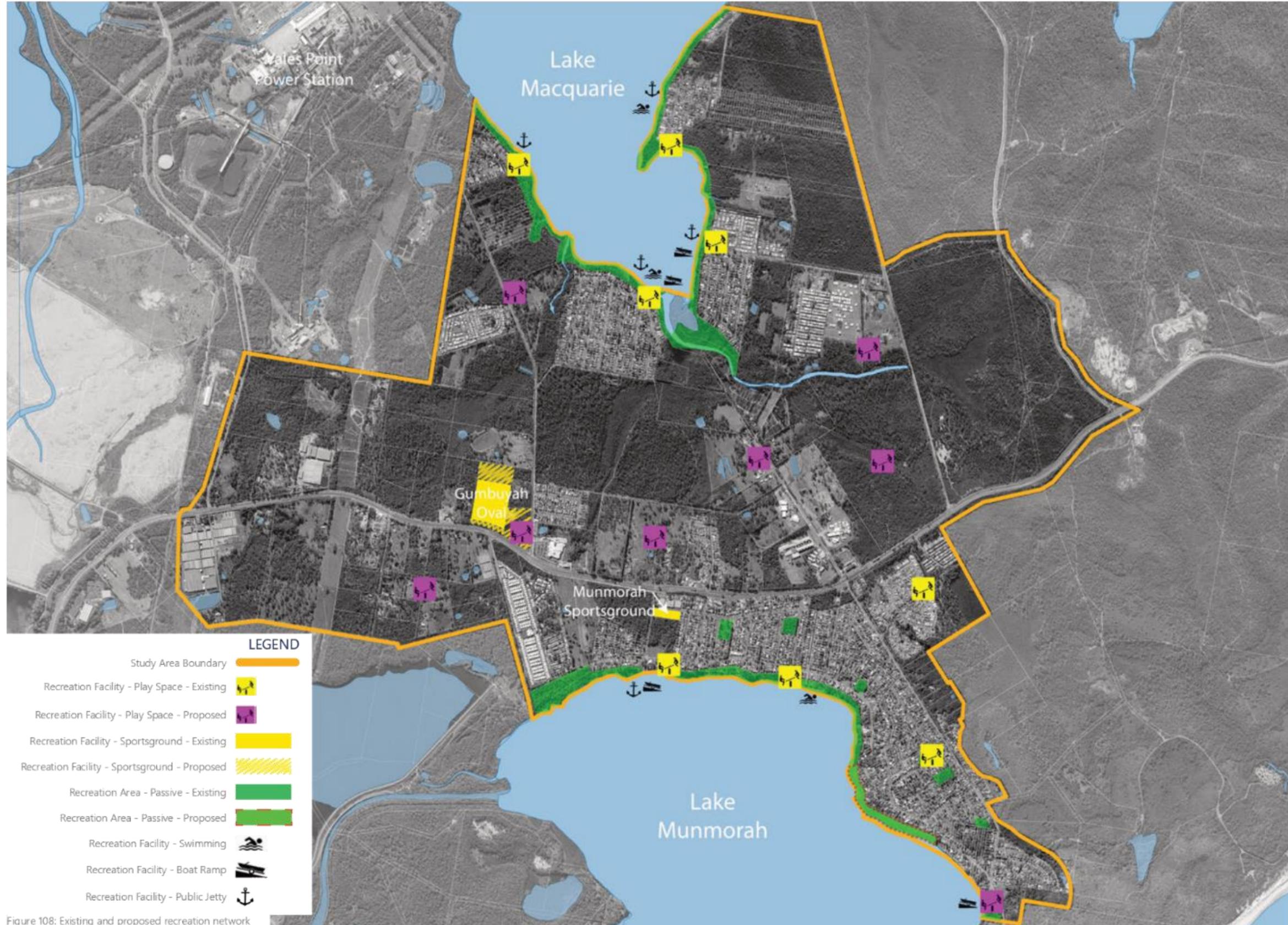


Figure 108: Existing and proposed recreation network

Opportunities 2.0

2.5 Recreation

2.5.2 Active Recreation Facilities

Principle:

Ensure that the community has ease of access to active recreation opportunities

Parks and Semi-Natural Open Space

The projected population increase of 6,884 people will generate a demand for at least 12 hectares of parkland. This Structure plan therefore identifies that a number of new parks will be required as part of future precinct based developments - See Figure 108. Whilst the total area of these parks is yet to be determined, the figure will be in excess of 12 hectares, given that there are large areas identified as biodiversity/drainage corridors that will also have recreation functions in many cases. Council can ensure adequate provision within the study area by:

- Requiring precinct based rezonings to incorporate playgrounds into concept plans.
- Coordinating the embellishment of Colongra Bay Reserve playground. This may require either replacement of old equipment or incorporating new facilities.
- Liaising with the National Parks & Wildlife Service to deliver a play-space at Elizabeth Bay park. This park is well located, co-located with the foreshore/boat ramp.
- Investigate options for the reserve at the end of Greenacre Avenue to encourage more public use. This foreshore reserve is underutilised at present.
- Coordinating the delivery of a regional play-space adjacent to Gumbayah Reserve

Sportsfields and Courts

Based on the projected population increase of 6,884 people, demand for at least 8 hectares of sportsfield and courts will be generated as a minimum requirement. This represents a sportsfield comparable to Hamlyn Terrace or Woongarra. There are identified benefits

to co-locating sportsfields near schools, community facilities and commercial areas, as well as suitable transport links. Council can ensure adequate provision of sportsfields within the study area by:

- Investigating the existing Gumbayah Oval as the most desirable site for a future sports field expansion - See Figure 108. This site is of a suitable size to accommodate a large sports field complex, and is also appropriately located in close proximity to the major attractors within the study area – the Local Centre and the future Skate Park and Play-space.
- Coordinating the embellishment of the basketball and tennis courts at Acacia Avenue, Lake Munmorah. This site is part of a significant recreation area, being co-located with the Lake Munmorah reserve on Colongra Bay Road and the Lake Munmorah Bowling Club. This facility is essential for the local community, however is tired and in need of a facelift. Improved landscaping and pathways would provide a more inviting, attractive and safe environment. Provision of other supporting infrastructure such as lighting, drinking water access and park furniture should also be reviewed.

Accessibility

Figure 111 depicts the accessibility of the proposed recreation network based on proximity to existing and proposed residents. Council can ensure accessibility is maintained as part of the Planning Proposal process.



Figure 110: Gumbayah Oval, Lake Munmorah



Figure 109: Lake Munmorah tennis and basketball courts and skate park

Project	Responsibility	Timing
Require precinct based rezonings to incorporate playground/park space into concept plans.	Developer	Ongoing
Coordinate the delivery of a new sports field at Tall Timbers Road (north of Gumbayah Oval).	Council	Long Term
Coordinate the embellishment of the basketball and tennis courts at Acacia Avenue, Lake Munmorah.	Council	Medium Term

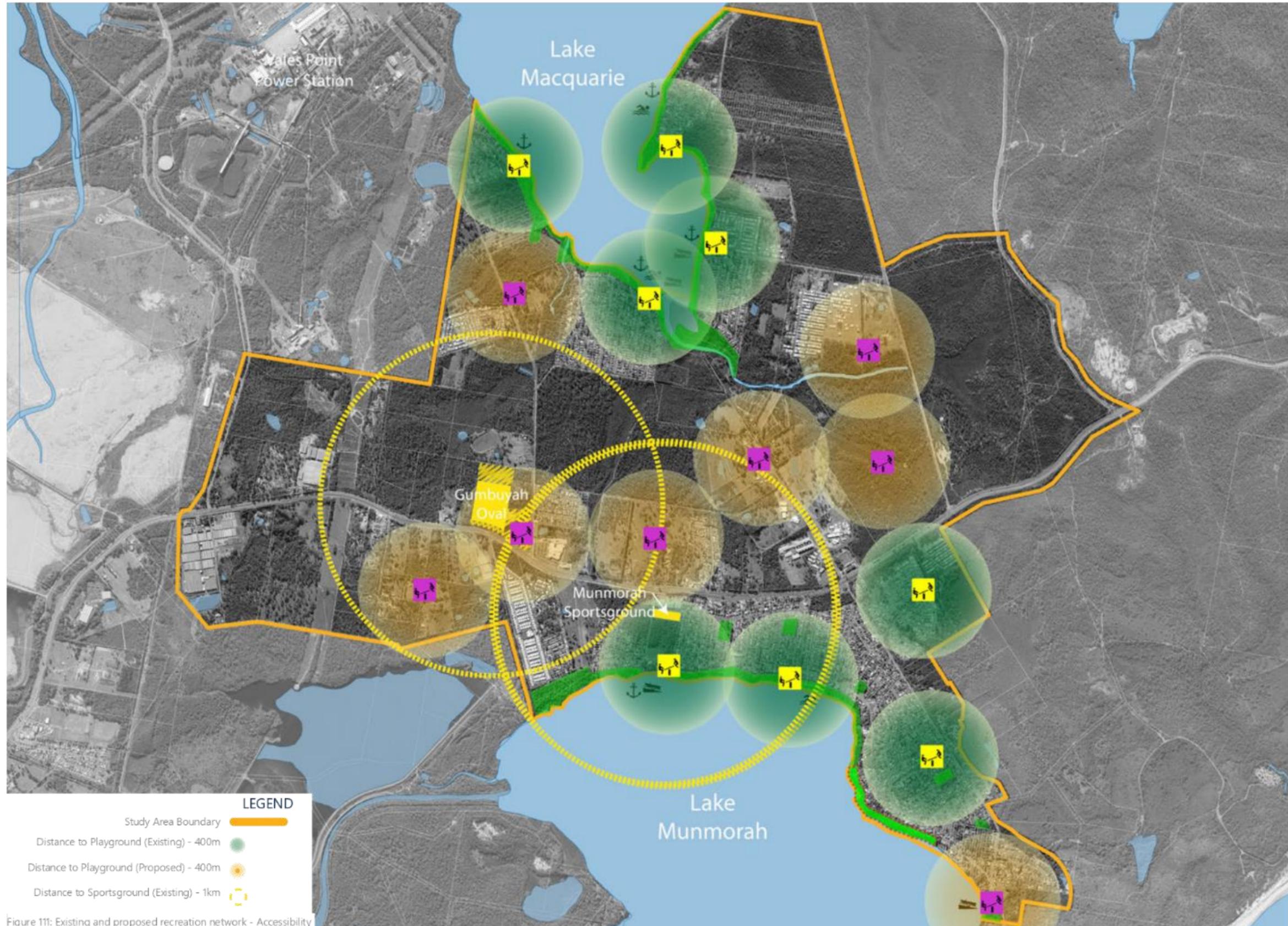


Figure 111: Existing and proposed recreation network - Accessibility

Opportunities 2.0

2.6 Community

2.6.1 Community Facilities

Principle:

Establish a Multi-Purpose Community Facility in proximity to Lake Munmorah Local Centre, creating a community hub

ISSUES:

- Many residents are isolated from services and facilities
- Ageing population, with areas of socio-economic disadvantage
- Existing Community Facilities limited in use and functionality.
- Lack of modern, multi-purpose community centres to address community needs.

OPPORTUNITIES:

New Multi-Purpose Community Facility

A new multi-purpose Community Centre will be required to cater for the anticipated population increase within the study area. This Community Centre shall incorporate a learning precinct and a senior's leisure/learning centre. The ideal location for this facility is co-located with the regional play-space and district skatepark, adjacent to Gumbayah Oval - see Figure 114. Shopping centres are key attractors where people prefer to congregate. Locating the Community Centre adjacent to the Lake Munmorah Local Centre will ensure that the facility can act as a community hub, activating the area and addressing community needs, enabling access to essential and higher order services and facilities. Co-location also has the benefit of convenience, increased safety and public transport accessibility.

Existing Facilities

Lake Munmorah Colongra Bay Hall

The site is scenically located on the shores of Lake Munmorah, which presents an opportunity to embellish this facility to target an identified niche market for weddings and other functions. Council plans to develop a café on site to service this market as well as the playground.

Lake Munmorah Senior Citizens Centre

Council plans to rationalise this site by incorporating centre functions as part of the proposed multi-purpose Lake Munmorah Community Centre. This is an important service for the local community and will be even more valuable as the population continues to age.

This rationalisation will present opportunities for future use of the current site of the Senior Citizens Centre, however no plans have been made at the time of writing.

Chain Valley Bay Community Centre

Retain centre as is. No improvements proposed at this time.



Figure 112: Lake Munmorah Community Centre



Figure 113: Chain Valley Bay Community Centre

Project	Responsibility	Timing
Upgrade/embellish Lake Munmorah Colongra Bay Hall to increase functionality and meet community needs	Council	Short Term
Investigate the need and possible locations for a multi-purpose community facility in proximity to Lake Munmorah Local Centre	Council	Medium Term

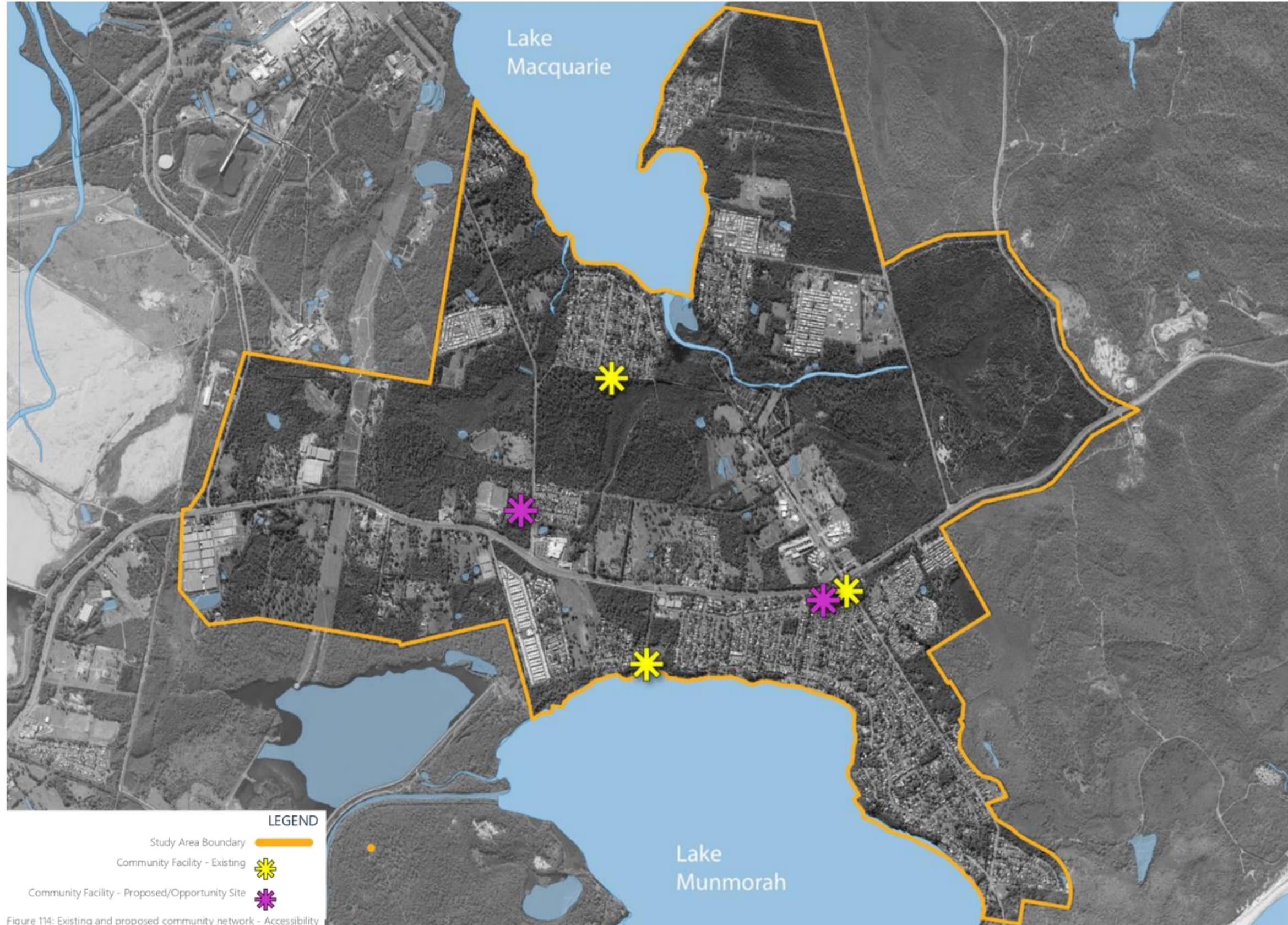


Figure 114: Existing and proposed community network - Accessibility



Opportunities 2.0

2.7 Economy

2.7.1 Commercial Facilities

Principle:

Provide a Town Centre that serves as a focus for the community.

ISSUES:

- No single Town Centre to act as a community hub.

OPPORTUNITIES:

Potential for a New Town Centre

The study area lacks a single commercial/civic Town Centre that serves as a focus for the community. At present, none of the existing centres function as a community focal point. Four sites have been reviewed to determine the most appropriate location for a future single Town Centre that will serve as a civic centre to this growing area:

Pros	Cons
Single owner	Significant clearing required
Close to existing Neighbourhood centre	Endangered Ecological Communities (EEC) - limits expansion.
Waterfront access	Existing passive recreation area
Highest level of visual amenity	Needs to be rezoned to commercial

Option 1 - Munmorah Sportsground

Pros	Cons
Single owner	Drainage line
Highly accessible - Tall Timbers Rd	Proposed residential under NWSSP
Surrounded by development precincts under NWSSP	Angophora inopina (vulnerable species)
Opposite existing Lake Munmorah Local Centre	Existing active recreation area
	Needs to be rezoned to commercial

Option 2 - Gumbayah Oval

Pros	Cons
Single owner	Drainage line & Dam present
Cleared land with few improvements	Proposed residential under NWSSP
Close to schools – potential for community hub	110m wide TransGrid Easement through centre of site
	Limited exposure to Pacific Highway
	Traffic issues at intersection
	Needs to be rezoned to commercial

Option 3 - Land within Carters Road Education Precinct.

Pros	Cons
Single owner	Drainage line present on site
Highly accessible – Tall Timbers Rd	
Predominantly cleared land with few improvements	
Zoned for commercial development.	
Close to existing and future recreation uses	

Option 4 - Existing Lake Munmorah Local Centre

CONCLUSION

Whilst other options were deemed attractive in terms of location (Carters Road) or scenic amenity (Munmorah Sportsground), the existing Lake Munmorah Local Centre has been determined the most appropriate location to encourage development of a Town Centre - See Figure 115. These are:

- Existing 3ha of B2 Local Centre zoned land that is ready for development when the population expands.
- Appropriately located to serve the current/future population.
- Site expansion can be designed so that the centre has the amenity to attract residents and visitors in order to create a thriving town centre. The site is in single ownership and well placed to establish an attractive town centre community hub.
- The site can be connected to future residential areas via pedestrian and cyclist connections. There is also an opportunity to improve pedestrian connections between the commercial precinct and the Carters Road school precinct.
- The proposed location of the future skate park and playspace is adjacent to this site – co-location will attract visitors.
- Potential to incorporate residential development (shop-top housing) on this site, due to the site's strategic location.
- Potential for a new commercial centre also needs to be reviewed in the current and future economic context, including consideration of the existing commercial centres within the study area and future commercial centres in the vicinity of the study area. As a result, it is realistic to encourage town centre development at the existing Lake Munmorah Local Centre.
- This outcome is supported by an Economic Analysis prepared for Council by Hill PDA.

Based on the preferred location, a Master Plan will be prepared for a Town Centre with public spaces and community facilities.

Project	Responsibility	Timing
Liaise with owners of the Lake Munmorah Local Centre site to discuss options for developing the adjacent vacant land as a Town Centre to cater for the growing population.	Council	Short Term
Prepare a Master Plan for the Lake Munmorah Local Centre, in consultation with the landowner and incorporate outcomes into the site specific DCP chapter.	Council	Medium Term

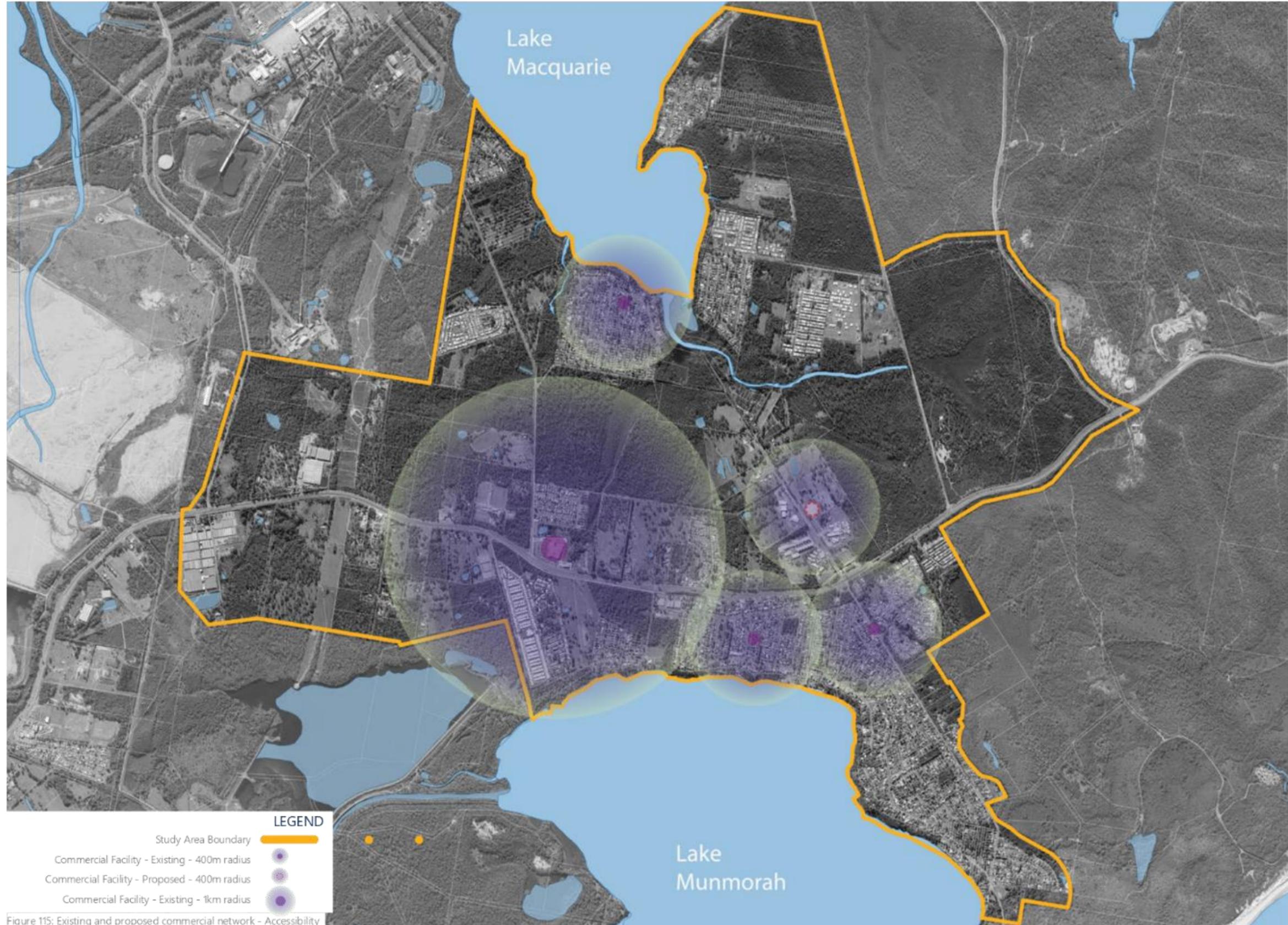


Figure 115: Existing and proposed commercial network - Accessibility

Opportunities 2.0

2.7 Economy

2.7.2 Employment Opportunities

Principle:

Re-invigorate neighbourhood centres to improve character and amenity to encourage more retail spending by community

ISSUES:

- Tired Neighbourhood Centres that lack aesthetic amenity and character.

OPPORTUNITIES:

Activate Existing Commercial Centres

- Explore residential uses in the commercial centres to activate these centres both day and night:
 - Mixed use development (shop top housing) is permissible in both the B1 Neighbourhood Centre and B2 Local Centre zones subject to the current Wyong LEP 2013, and subject to the draft Central Coast LEP.
 - Shop-top housing should be encouraged at all centres as part of any redevelopment plans. Encouraging shop-top housing in commercial centres will increase passive surveillance and activity within the centre, particularly in the evening.
 - Medium density residential development should be encouraged both within the expansion area of the Lake Munmorah Local Centre (in the form of shop top housing) as well as the areas surrounding the neighbourhood centres in the study area.
- Encourage provision of leisure and entertainment facilities within the retail centres, including cinemas, gymnasiums, clubs, and hotels. These uses support the viability of centres and extend hours of activity.

- Co-locate the Multi-Purpose Community Facility adjacent to the Lake Munmorah Local Centre to ensure that the facility activates the new Town Centre area. Co-location also has the benefit of increased safety, public transport accessibility, as well as convenience.
- These provisions should be incorporated into future Master Plans for these centres.



Figure 116: Lake Munmorah Neighbourhood Centre



Figure 117: Chain Valley Bay Neighbourhood Centre

Project	Responsibility	Timing
Prepare a Public Domain Plan for the Chain Valley Bay Neighbourhood Centre	Council	Medium Term
Prepare a Public Domain Plan for the Lake Munmorah Neighbourhood Centre	Council	Medium Term
Undertake a review and update of the Northern Districts Contributions Plan	Council	Short Term



Opportunities 2.0

2.7 Economy

2.7.3 Employment Opportunities

Principle:

Facilitate employment generating development, to increase access to local employment opportunities.

ISSUES:

- Limited access to local employment

OPPORTUNITIES:

- The future employment land areas located within the study area will provide much needed employment opportunities within this growing area. However, an Economic Feasibility Analysis prepared as part of this Structure Plan indicates that it is unlikely that the Study Area’s population growth will demonstrate demand for the large area of employment land proposed as part of the State Government’s NWSSP. Successful employment land development is more likely to occur in close proximity to larger population catchments AND transport routes such as Somersby and Warnervale.
- Further, additional development of industrial lands in the Study Area runs the risk of fragmenting the LGA’s existing employment areas, negatively impacting the performance of employment zones such as the WEZ. There is not sufficient demand to rezone land for additional employment land anywhere in the LGA. The focus needs to be servicing and resolving biodiversity planning constraints which affect employment precincts outside the study area.
- This provides an opportunity to identify additional residential land within the study area to enable additional housing options within the study area. This Structure Plan identifies land to the west of Saliena Avenue, Lake Munmorah for residential purposes, as opposed to the employment land uses proposed by the NWSSP.

- It is considered that there remains sufficient lands set aside for future employment generating purposes to cater for improved local and regional employment outcomes, and this is supported by the Economic Feasibility Analysis.
- Employment lands within the study area should:
 - Focus on warehousing, logistics, food manufacturing and other innovative enterprises. In other words, uses that benefit from larger parcels.
 - Capitalise on the current agricultural industries operating in the area and create a hub for agricultural development in this area.
 - Not compete with the LGA’s existing employment lands at Somersby or the WEZ. It is therefore important to delay rezonings until after significant take up of existing employment lands has occurred.
 - To ensure the amenity of the area is retained, employment land uses with a frontage to the highway should incorporate significant levels of landscaping, locate parking to the rear of the building and provide screening of any service areas.

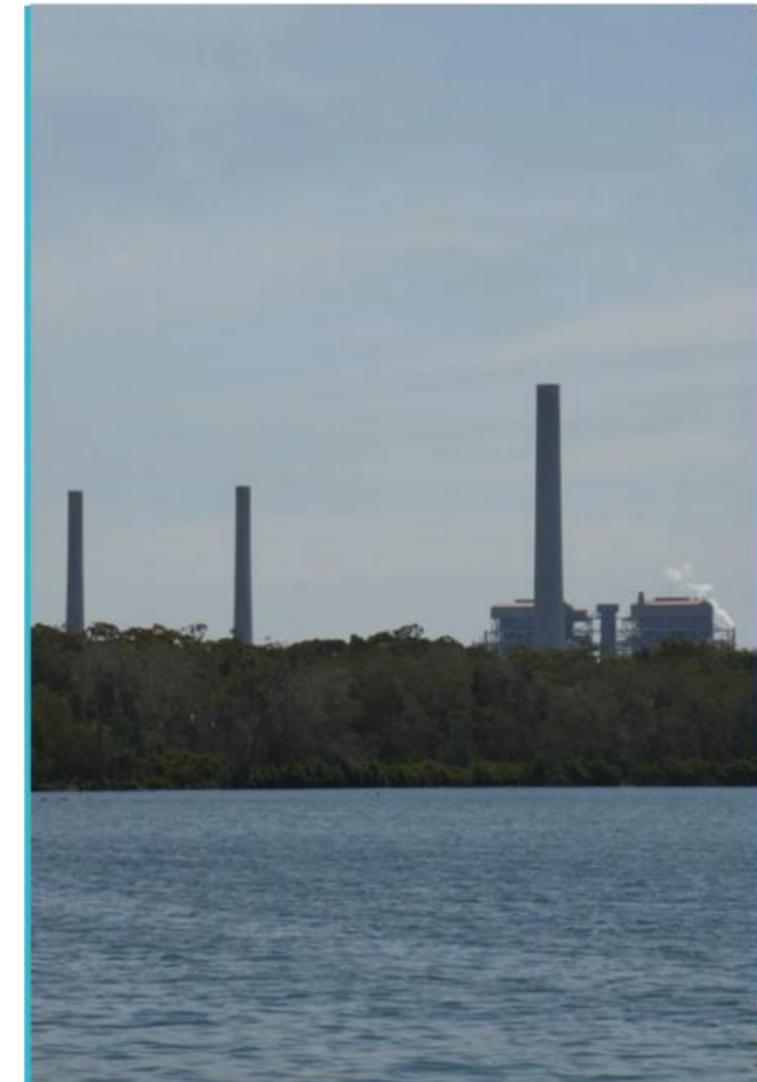


Figure 118: View to Vales Point Power Station from Chain Valley Bay



Project	Responsibility	Timing
Rezoning of land for employment uses to be identified as long term, in order to ensure take-up of the WEZ lands is not discouraged.	Council	Long Term
Employment land uses with a frontage to the Pacific Highway should incorporate significant levels of landscaping, locate parking to the rear of the building and provide screening of any loading or service areas.	Developer	Ongoing



Opportunities 2.0

2.8 Land Use Conflicts

2.8.1 Staging

Principle:

Refine North Wyong Shire Structure Plan precincts to enable the area to develop in an orderly and positive manner.

ISSUES:

- Further refinement is required for NWSSP precincts and staging of development.

OPPORTUNITIES:

- The parts of the study area identified as potential development precincts within the NWSSP have been further divided into smaller precincts, based on land ownership, topographic features and location. See Figure 122.
- Development proponents will be required to group rezoning proposals and subdivision applications together by the relevant refined precinct, however flexibility may be required based on the size and complexity of the development areas within this precinct.
- It is anticipated that this refinement of precincts will enable more positive development outcomes for the area, enabling Council to more holistically assess development proposals, rather than on a piecemeal basis which may have eventuated otherwise.
- These precincts have been ranked to ensure that the sequencing of development occurs in a way that is appropriate and cost effective in terms of provision of essential infrastructure.
- Controlling the sequencing of development has the following benefits:
 - Appropriate sequencing ensures that development occurs in a way that is appropriate and cost effective in terms of provision of essential infrastructure.

- Appropriate sequencing ensures that development does not create circumstances in which residents will be unreasonably isolated from commercial, community or recreational facilities, or access to public transport for an extended time period.
- Appropriate sequencing ensures that development is integrated with adjoining developments, including the timely provision of connecting streets and walking / cycling paths.
- Appropriate sequencing will also maintain competition in the land market.
- A development sequencing plan has therefore been developed, based on the criteria listed in the adjoining figure.

Major criteria

1. Impact on existing roads/traffic – Minor, moderate or major.
2. Vegetation clearing required – Minor, moderate or major.
3. Surface development restrictions – Restrictions placed on the land by Subsidence NSW, to ensure that future development does not limit extraction potential for coal resources in the area.
4. Sewer Servicing provision – Any sewer system for this area will need to be developed in consultation with Council with due consideration of the impacts on the adjoining systems that will be connected to. These may require further upgrading than identified in the DSP as they would not currently consider a load from these areas. This restriction will need to be incorporated into this Structure Plan for this area.

Minor criteria

1. Land use conflict (e.g. Land claims, recreation uses, odour issues)
2. Integration with current development patterns – 1km proximity to schools, local centre etc.
3. Number of landowners – Fewer landowners generally results in fewer complexities in coordinating rezonings.
4. Landholder readiness – Based on feedback received from landowners.

Figure 119: Criteria used to determine staging plan

Project	Responsibility	Timing
Implement a staged program of Planning Proposals to ensure the study area is developed in a responsible and sustainable manner.	Council	Ongoing

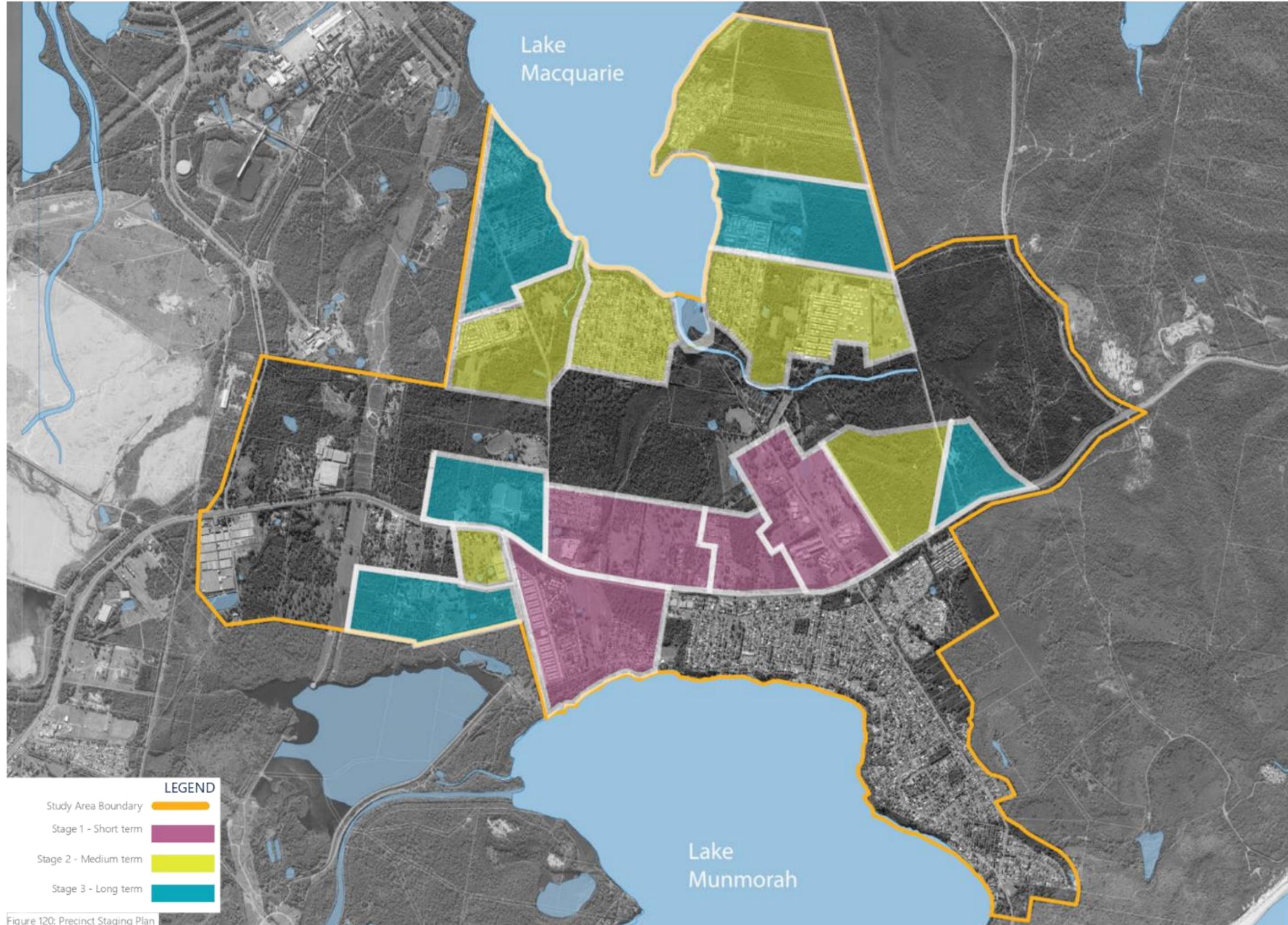


Figure 120: Precinct Staging Plan

Opportunities 2.0

2.8 Land Use Conflicts

2.8.2 Resource Extraction

Principle:

Ensure that future development is orderly and does not interfere with resource extraction.

ISSUES:

- Underground mining, resource land and surface development restrictions.
- Simultaneous proposals for rezoning, out-of-sync with development timeframes set by the NWSSP.

OPPORTUNITIES:

Surface development restrictions

- This Structure Plan takes into account the surface development restrictions that affect certain land within the study area, as discussed in Part 1 - Existing Conditions. The sequencing plan reflects that certain precincts remain under these restrictions (longer term precincts), whilst other precincts are no longer subject to any surface restrictions (shorter term precincts).

Precinct Staging

- This Structure Plan addresses this issue by refining the NWSSP precincts into smaller precincts, based on land ownership, topographic features and location. The aim of this approach is to encourage landowners in particular precincts to join together to prepare a cohesive rezoning proposal, in accordance with this Structure Plan. Sequencing will also maintain competition in the land market.
- Staging of these precincts is essential. Staging is important so as not to create circumstances in which new residents will be isolated

- from commercial and community facilities or public transport for an extended time.
- Development staging also needs to be integrated with adjoining developments, including the timely provision of connecting streets and walking / cycling paths.
- This Structure Plan therefore assigns development timeframes to each of these precincts, in an attempt to ensure that the study area is developed in an orderly manner.

RU6 Transition zoned land

- Land within the study area that is zoned RU6 Transition Zone has been zoned to the most appropriate "holding" zone under Wyong LEP 2013. This zone is the best fit for land that will be subject to further investigations to support a rezoning. Such investigations will need to include Ecological Reports, Traffic Studies, Bushfire Risk Assessments, Flooding and Stormwater Studies and so on. This is therefore beyond the scope of this Structure Plan, and can instead be reviewed as part of future rezoning investigations.



Figure 121: Boral Clay Mine, former Wyong LGA.

126	GREATER LAKE MUNMORAH STRUCTURE PLAN	Project	Responsibility	Timing
		Implement a staged program of Planning Proposals to ensure the study area is developed in a responsible and sustainable manner.	Council	Ongoing

Opportunities 2.0

2.9 Character

2.9.1 Improve local character

Principle:

Establish a defined character for the study area

ISSUES:

- No defined character for this area due to haphazard development patterns

OPPORTUNITIES:

- The public realm can be improved through a range of methods such as landscaping, paving and street furniture upgrades. A Public Domain Plan is the best method to identify appropriate upgrades for this area, and these should be prepared for Lake Munmorah Neighbourhood Centre and Chain Valley Bay Neighbourhood Centre. These plans shall identify ways to enhance the existing public domain and identify opportunities for improved connectivity, including stronger linkages to the foreshore and between areas to the north and the south of the Pacific Highway.
- The Public Domain Plans should include:
 - Urban design guidelines for improved building form and function.
 - Potential improvements that can be made to visually connect the 2 centres to their respective outlooks of Lake Munmorah (Lake Munmorah Neighbourhood Centre) and Lake Macquarie (Chain Valley Bay Neighbourhood Centre).
 - Suitable building heights taking into account this Structure Plan’s recommendation to encourage shop-top housing in these locations.
 - Public domain improvements including seating, paving, lighting, shade structures, building façade treatments, and

landscaping/street planting design.

- A preliminary cost estimate, including ongoing maintenance costs.
- As the Lake Munmorah Local Centre is pegged as the future Town Centre for this area, it is recommended that a Masterplan be prepared for this site, to provide guidance for the future expansion of this site. The Masterplan should identify:
 - Building bulk and heights.
 - Vehicular circulation – Including location for a bus interchange on this site.
 - Car parking requirements.
 - Pedestrian/cyclist connections – New or upgraded facilities.
 - Residential densities – The Masterplan may recommend higher densities in the Town Centre or suitable nearby locations.
- An overarching chapter of the Central Coast Development Control Plan (DCP) will be required to guide development of the study area.
- As the area develops, site-specific sections of this DCP chapter will be required to further refine development precincts as necessary. These provisions will be progressively compiled into one DCP chapter.



Figure 122: Neighbourhood Centre, Chain Valley Bay



Project	Responsibility	Timing
Prepare an overarching Greater Lake Munmorah chapter of the Central Coast Development Control Plan (DCP) to guide development of the study area.	Council	Short Term
Prepare a site-specific sections of the Greater Lake Munmorah DCP chapter to further refine development precincts as necessary. These provisions will be progressively compiled into one DCP chapter.	Council	Ongoing



3.0 PART 2. PRECINCT PLANS



IMAGE: Central Coast Council

3.1 Precinct 1 - Biodiversity Corridor

Area	474 hectares
Estimated Lot Yield	n/a
Estimated Population	n/a
Estimated Jobs	n/a

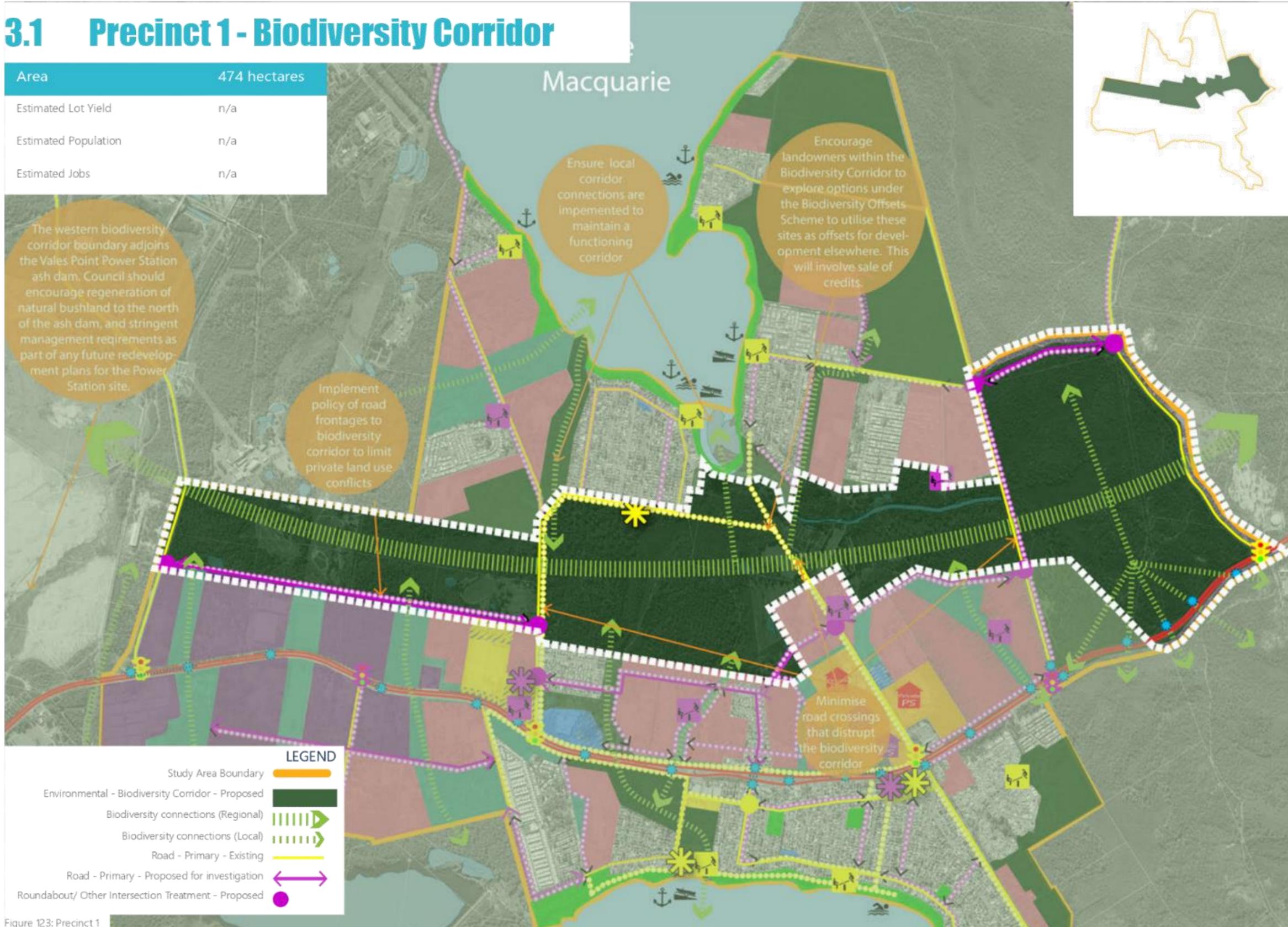


Figure 123: Precinct 1

3.2 Precinct 2 - Employment Lands

Area	171 hectares
Gross developable area	91.7 hectares
Net developable area*	82.53 hectares
Estimated Lot Yield	n/a
Estimated Population	n/a
Estimated Jobs	1,651 @ 20 jobs / hectare **

* NDA calculated at 90% of total area identified for development.
 ** 20 jobs / hectare considered a conservative figure.

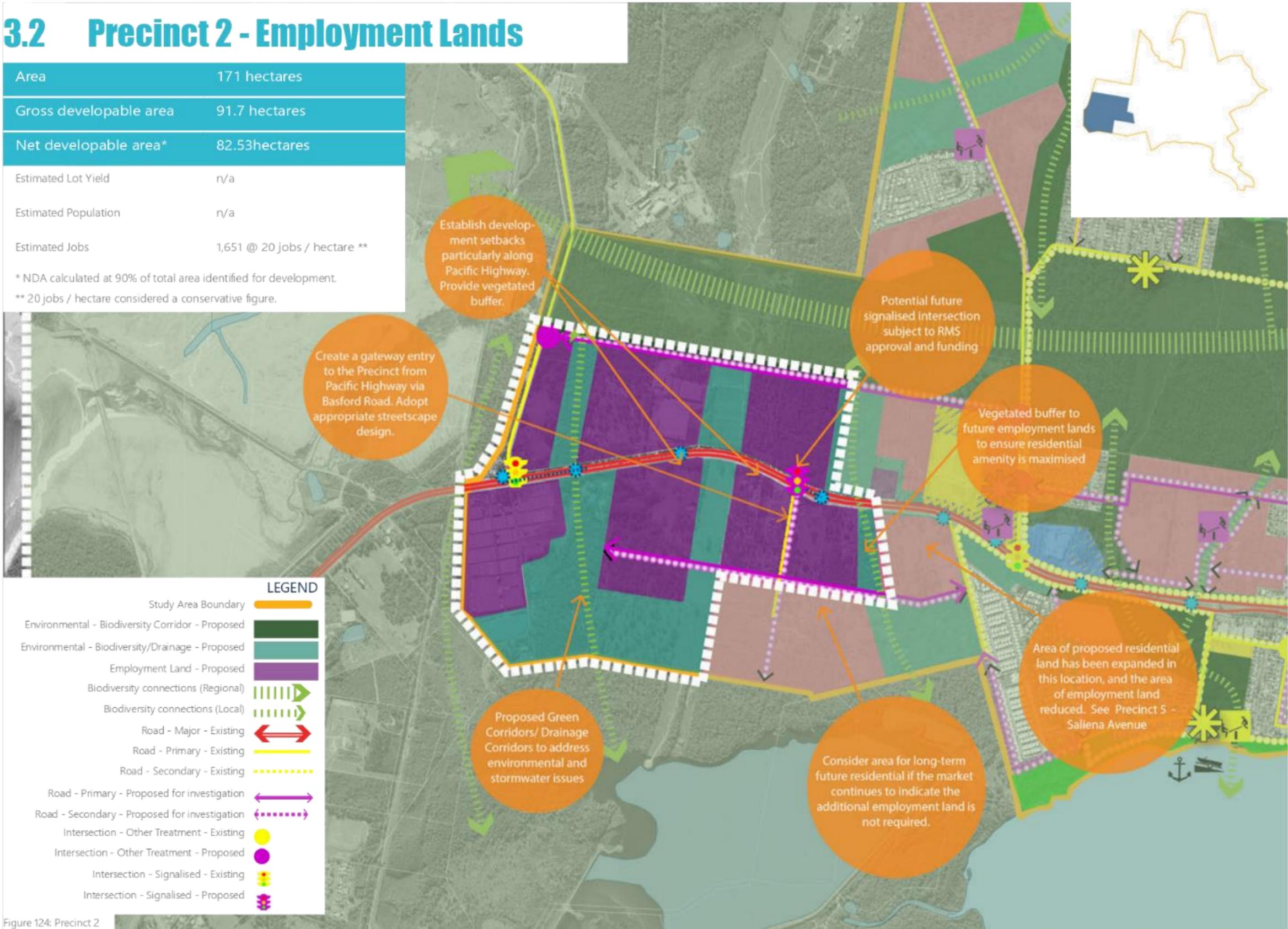


Figure 124: Precinct 2

3.3 Precinct 3 - Kingfisher Shores

Area	91 hectares
Gross developable area	33 hectares
Estimated Lot Yield *	508 lots
Estimated Population	1,158 @ 2.28 per dwelling
Estimated Jobs	n/a
* Lot yield calculated at 15 dwellings / hectare	

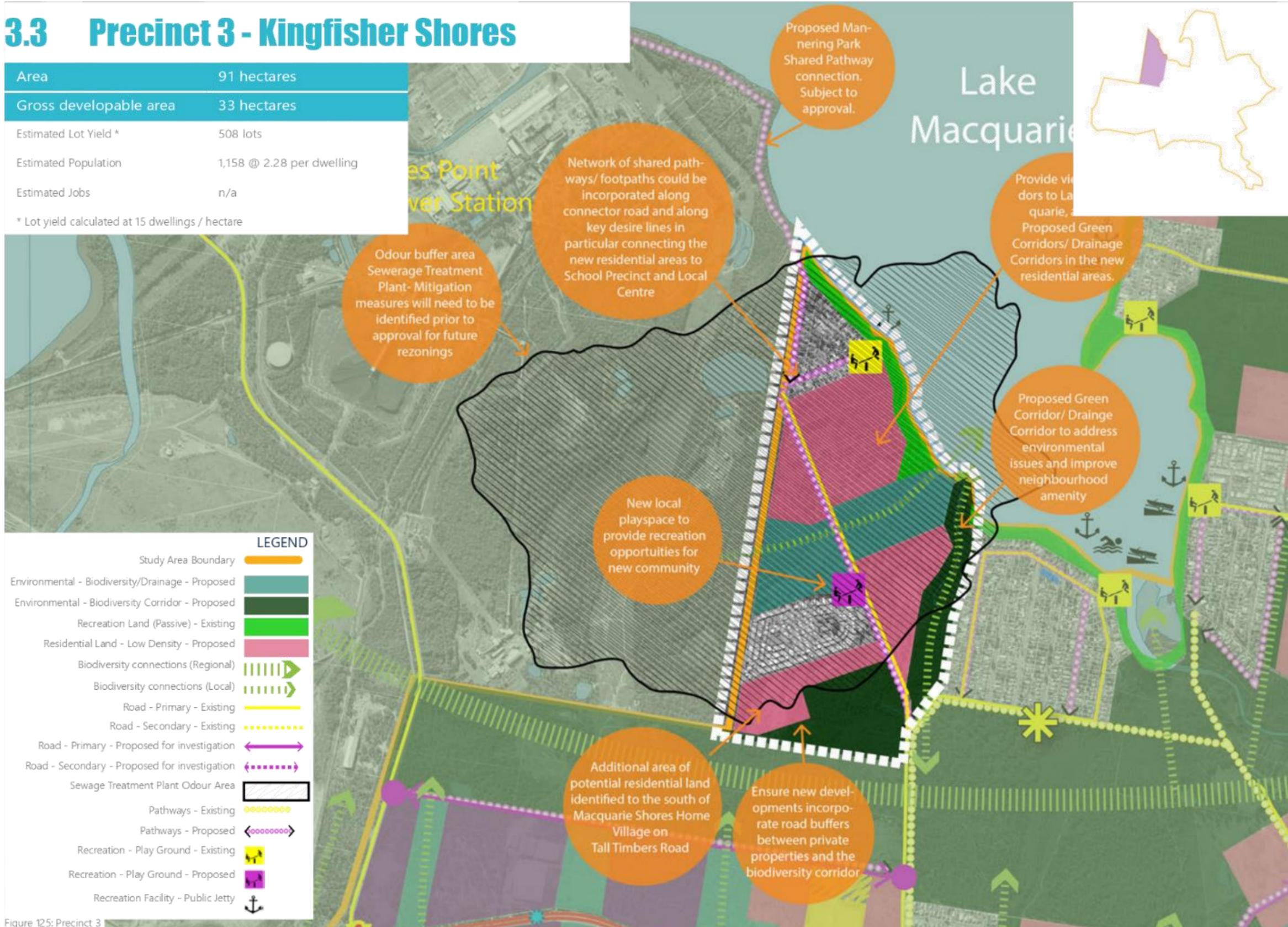


Figure 125: Precinct 3

3.4 Precinct 4 - Sportsground

Total Area	21.5 hectares
Gross developable area	8.76 hectares
Estimated Lot Yield	135 lots
Estimated Population	307 @ 2.28 per dwelling
Estimated Jobs	n/a

* Lot yield calculated at 15 dwellings / hectare

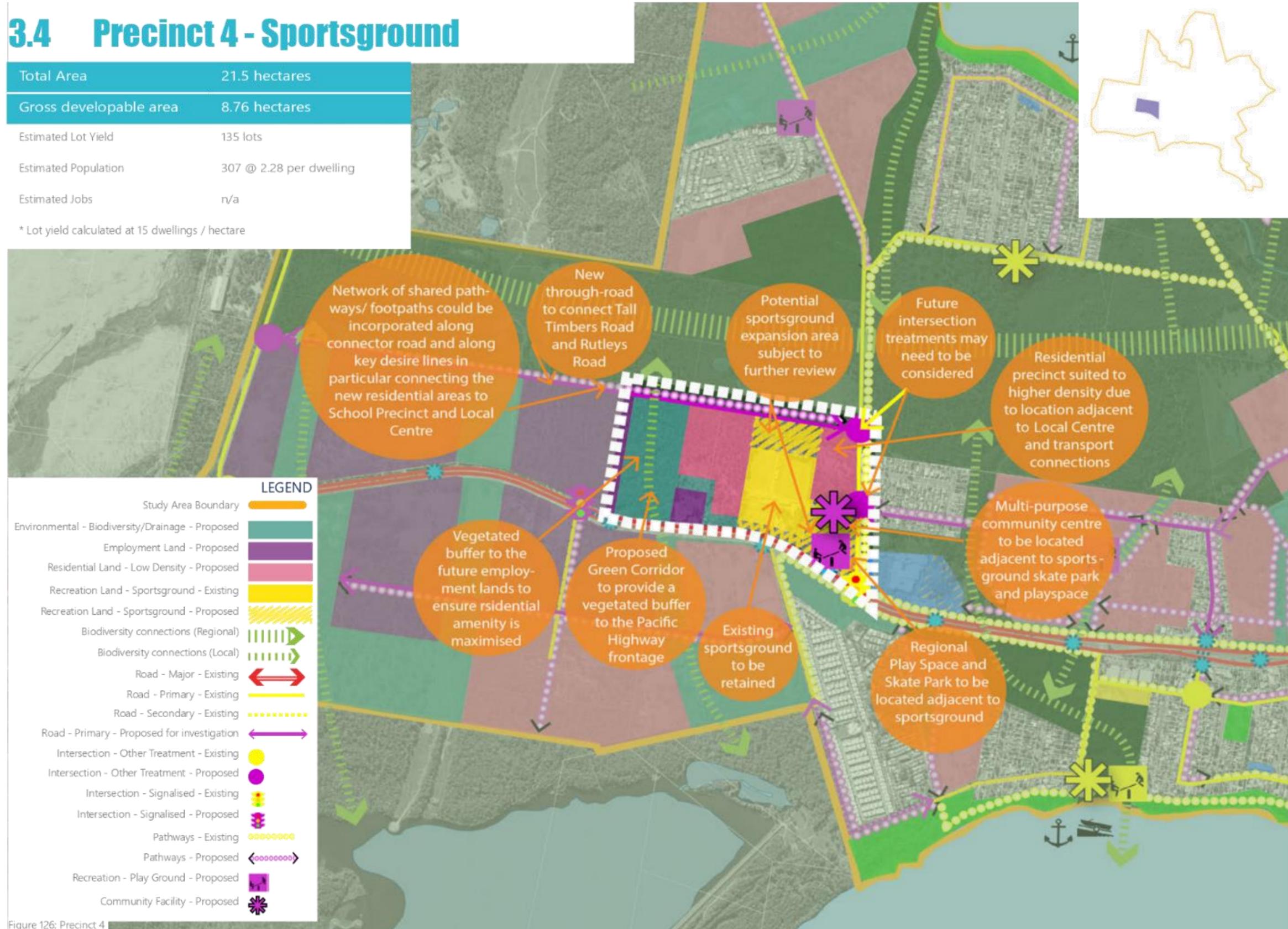
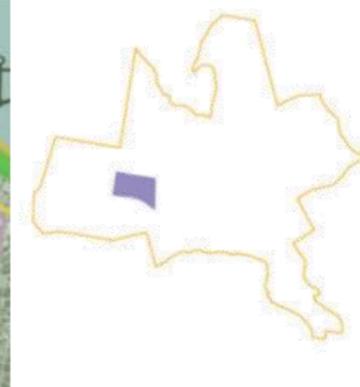


Figure 126: Precinct 4

3.5 Precinct 5 - Saliena Avenue

Total area	41 hectares
Gross developable area	32.5 hectares
Estimated Lot Yield *	500 lots
Estimated Population	1,140 @ 2.28 per dwelling
Estimated Jobs	n/a
* Lot yield calculated at 15 dwellings / hectare	

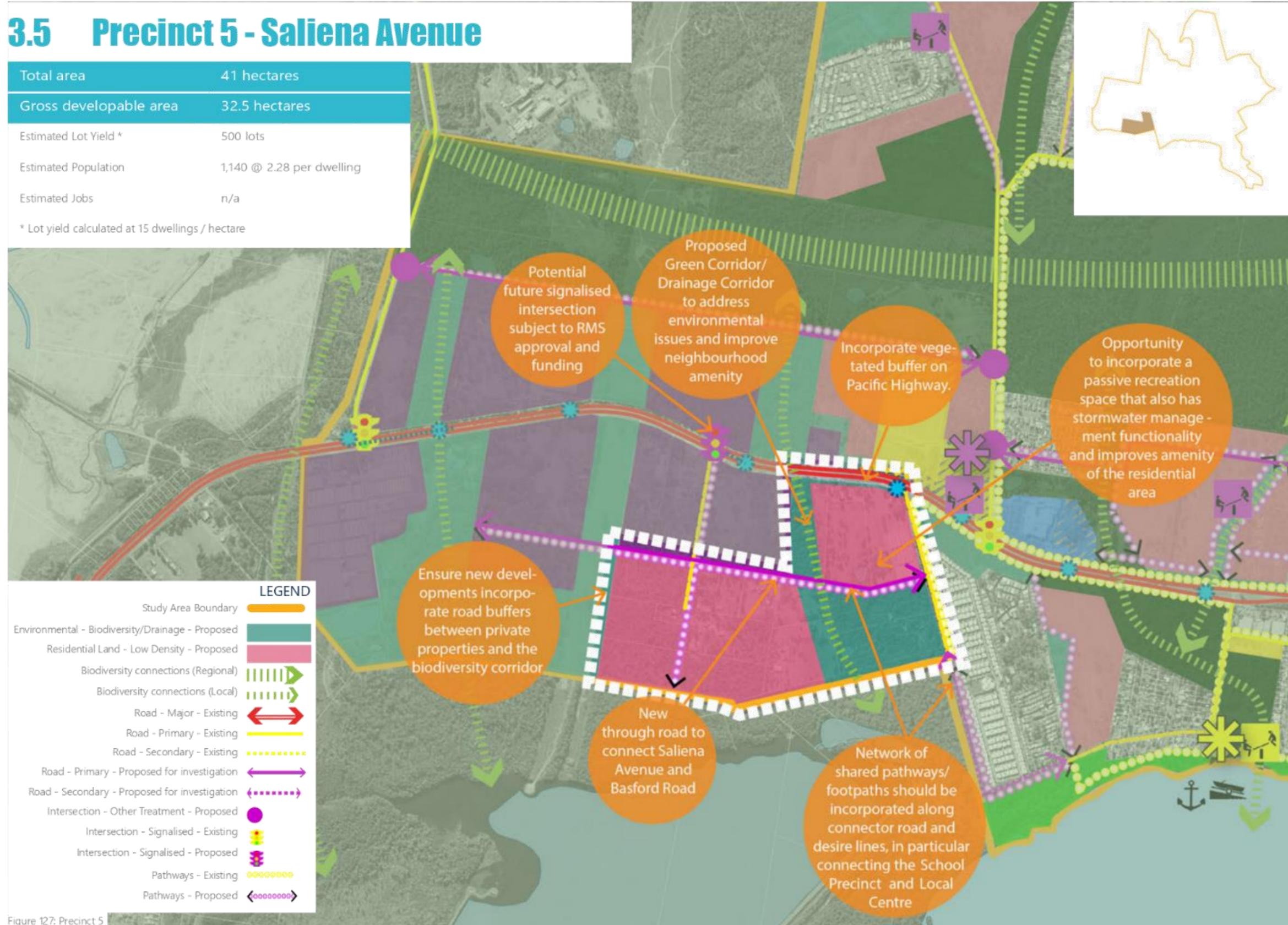


Figure 127: Precinct 5

3.6 Precinct 6 - Kamilaroo Avenue

Total Area	54 hectares
Gross developable area	8.5 hectares
Estimated Lot Yield	131 lots
Estimated Population	298 @ 2.28 per dwelling
Estimated Jobs	n/a
* Lot yield calculated at 15 dwellings / hectare	

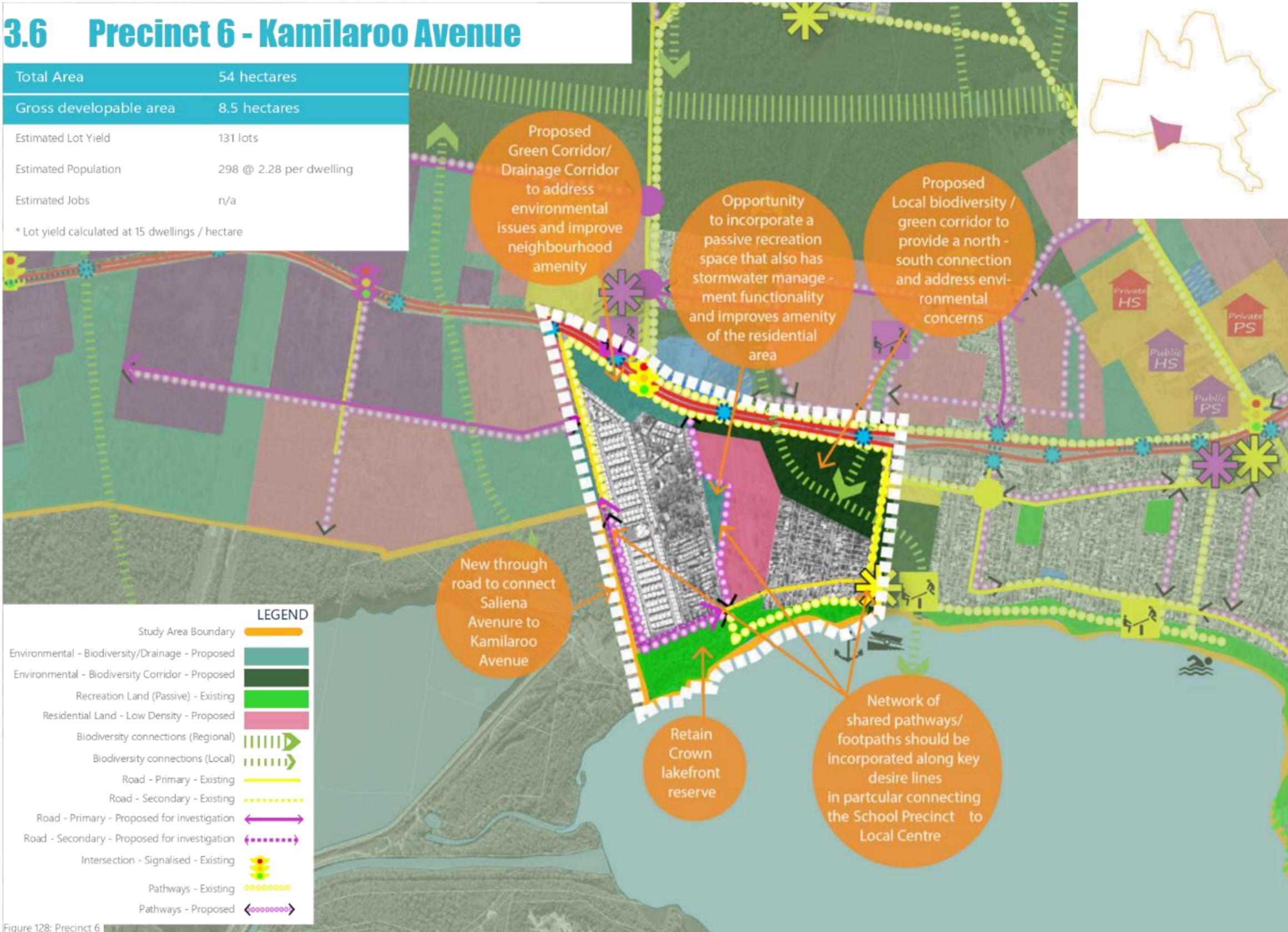


Figure 128: Precinct 6

3.7 Precinct 7 - Chain Valley Bay

Total Area	279 hectares
Gross developable area	29.36 hectares
Estimated Lot Yield *	452 lots (excluding seniors housing)
Estimated Population	1,030 @ 2.28 per dwelling
Estimated Jobs	n/a (with exception of potential for expansion of Neighbourhood Centre)

* Lot yield calculated at 15 dwellings / hectare

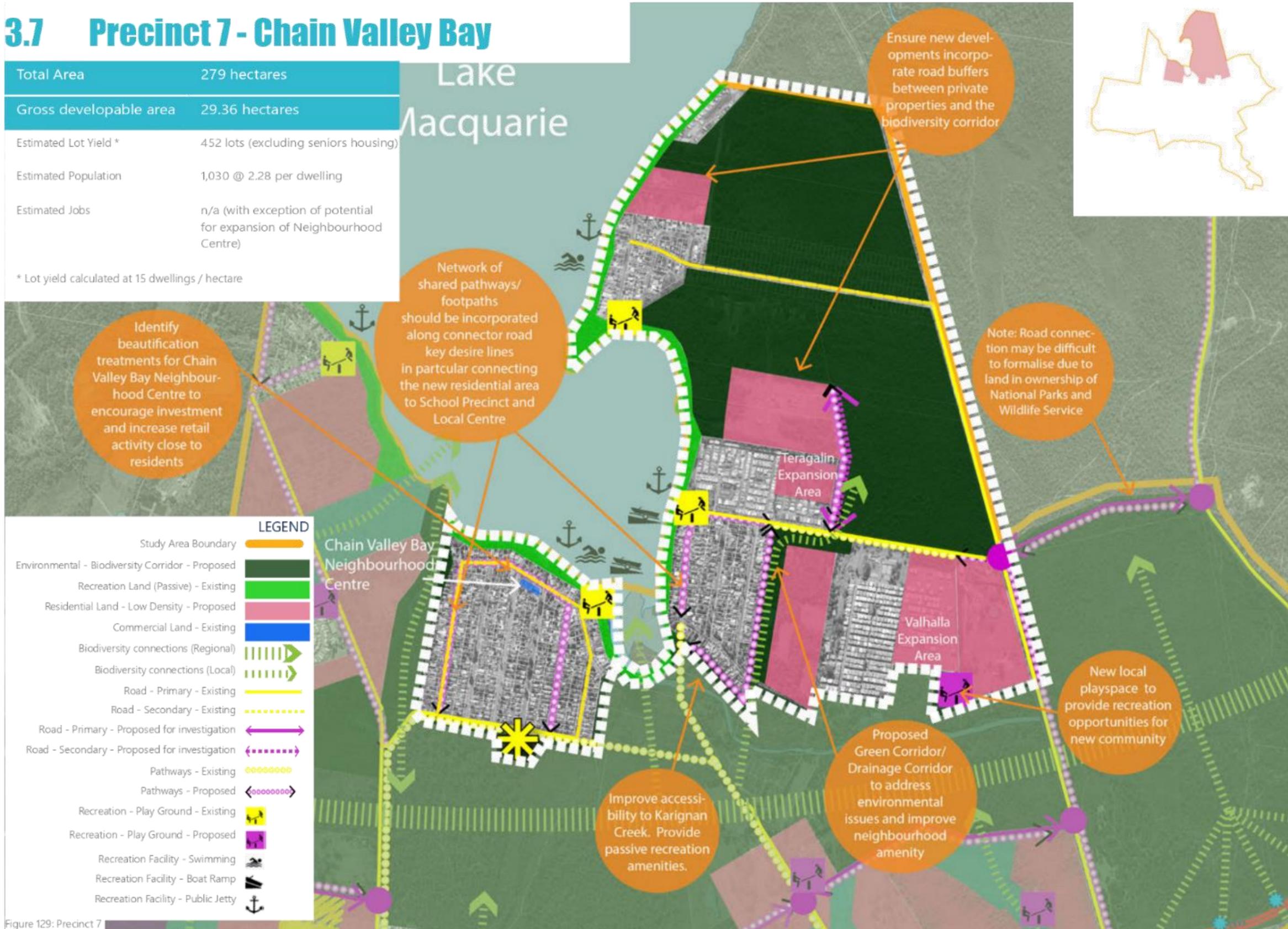


Figure 129: Precinct 7

3.8 Precinct 8 - Northern Lake Munmorah

Total Area	63 hectares
Gross Developable Area	33.1 hectares
Estimated Lot Yield *	509 lots
Estimated Population	1,161 @ 2.28 per dwelling
Estimated Jobs	Expansion of Local Centre
* Lot yield calculated at 15 dwellings / hectare	

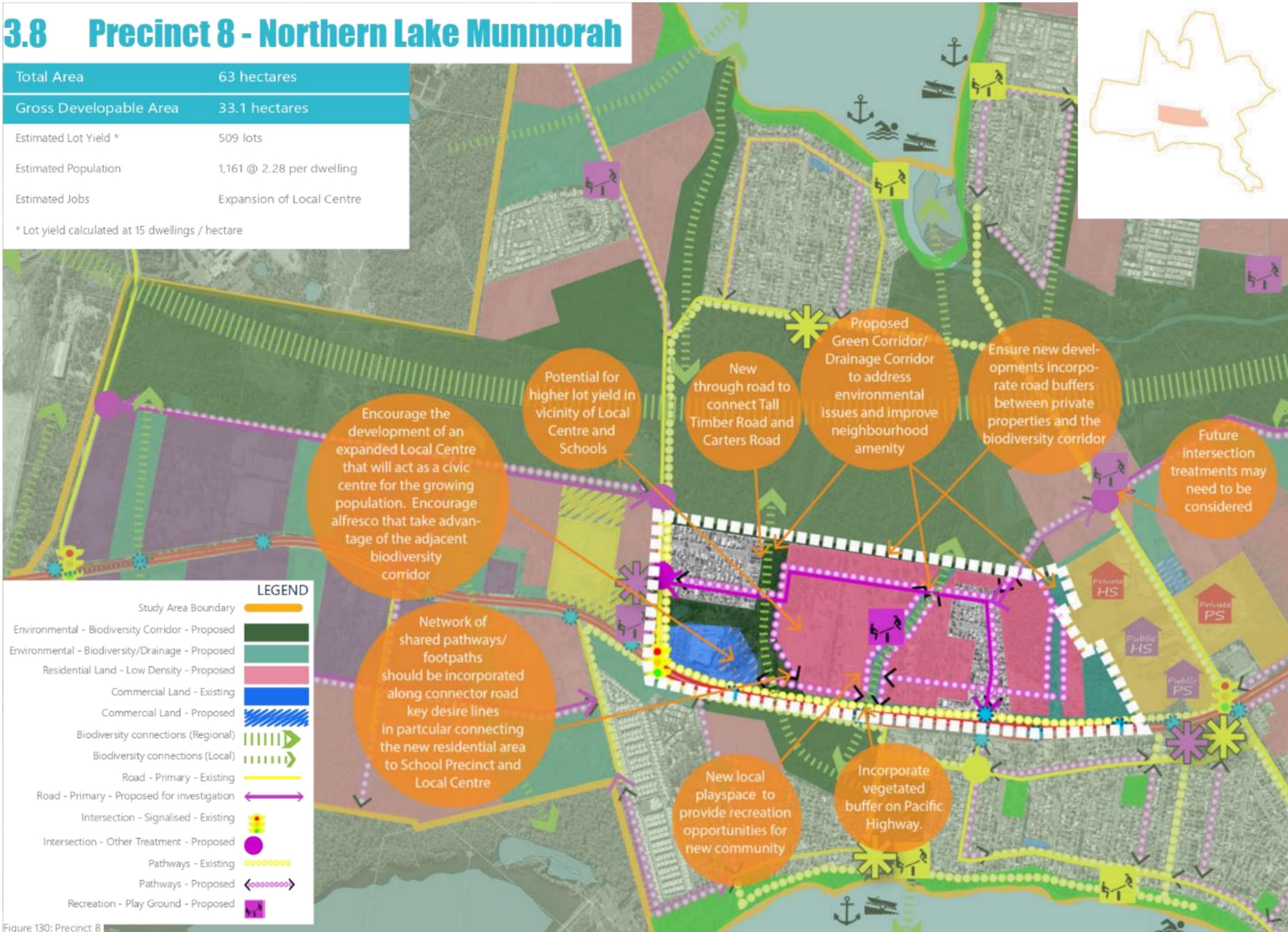


Figure 130: Precinct 8

3.9 Precinct 9 - Southern Lake Munmorah

Total Area	252 hectares
Gross Developable Area	n/a
Estimated Lot Yield*	79 lots
Estimated Population	180 @ 2.28 per dwelling
Estimated Jobs	n/a

* Lot yield calculated at 15 dwellings / hectare

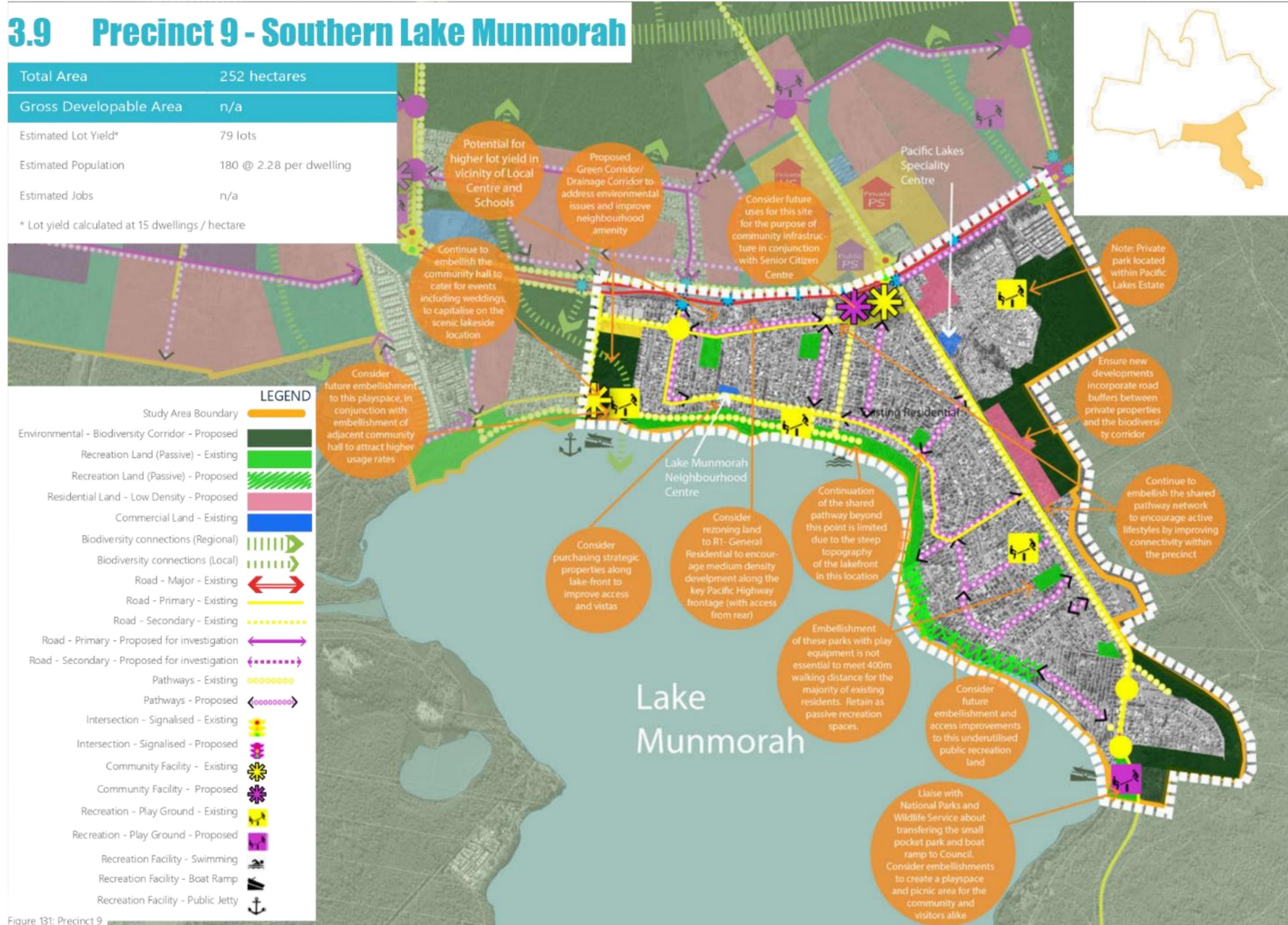


Figure 131: Precinct 9

3.10 Precinct 10 - Education

Total Area	76 hectares
Gross Developable Area*	44.7 hectares
Estimated Lot Yield **	688 lots
Estimated Population	1,569 @ 2.28 per dwelling
Estimated Jobs	n/a (with exception of potential for expansion of Neighbourhood Centre)

* GDA estimate includes area of land subject to a Planning Proposal to the east of Carters Road. Actual GDA yet to be determined.

** Lot yield calculated at 15 dwellings / hectare

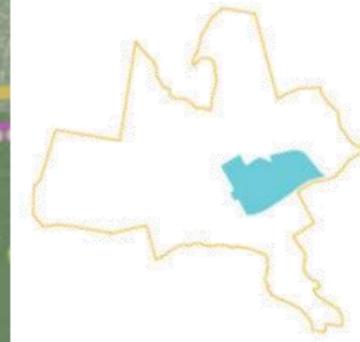


Figure 132: Precinct 10





IMAGE: Central Coast Council



The Structure Plan 4.0

Composite Structure Plan

The composite structure plan is a consolidation of the key opportunities outlined in the previous sections of this report.

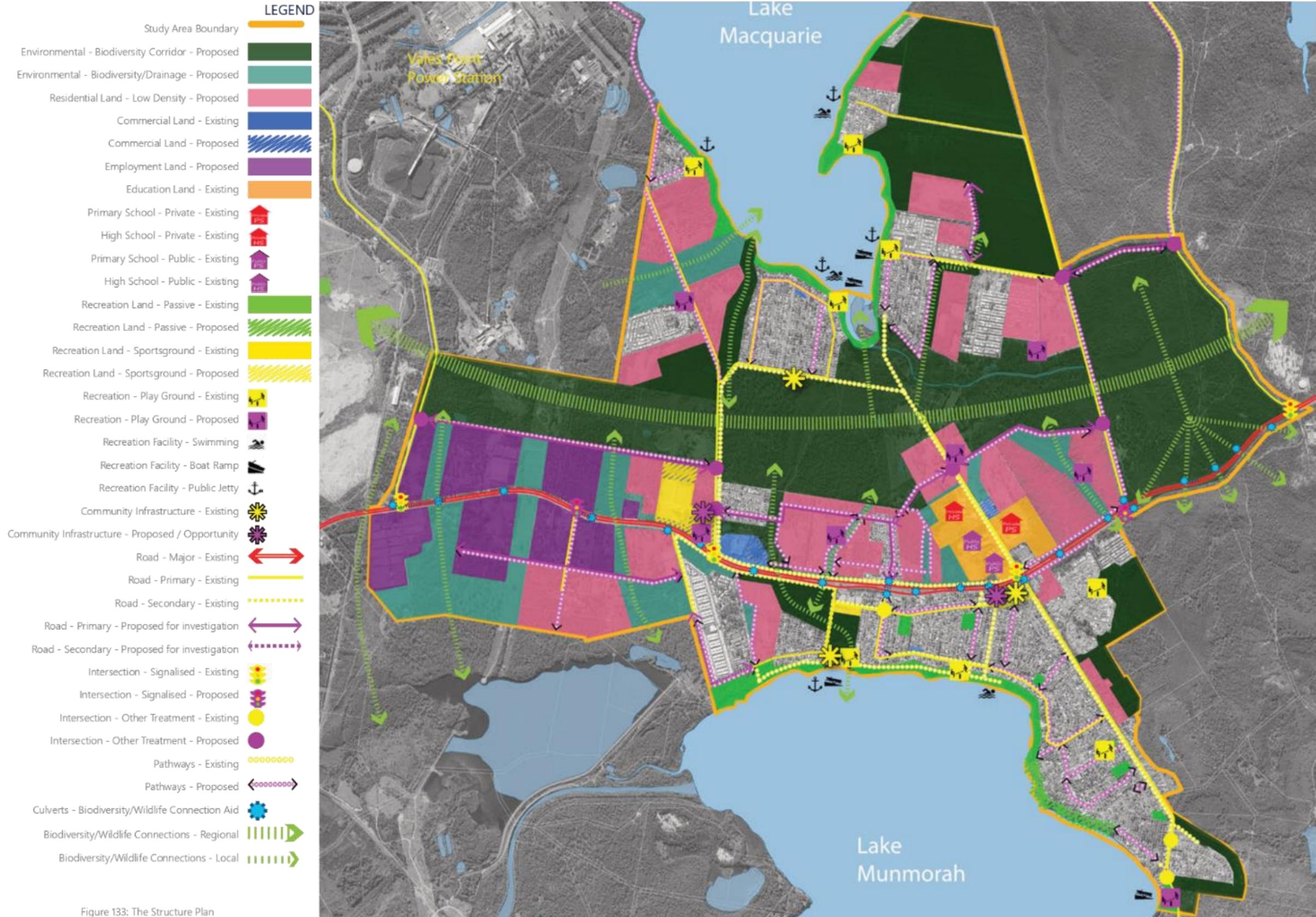
The Greater Lake Munmorah Structure Plan identifies opportunities for approximately:

- 3,019 additional residential dwellings
- 6,884 additional residents, and
- 1,651 additional jobs.

Size of Study Area	1,524 ha
Population	
Current Population (2018)	8,596
Future Additional Population based on Greater Lake Munmorah Structure Plan single dwellings x 2.28	6,884
Future Additional Population based on Forecast ID projections	6,732
Future Additional Population based on NWSSP x 2.28	6,010
Dwellings	
Current Dwellings (2017)	3,841
Future Additional Dwellings based on Greater Lake Munmorah Structure Plan single dwellings	3,019
Future Additional Dwellings based on Forecast ID projections	3,347
Future Additional Dwellings based on NWSSP projections	2,636
Jobs	
Current Jobs (2017)	1,737 *
Future Additional Jobs based on Greater Lake Munmorah Structure Plan Employment Lands **	1,651
Future Additional Jobs based on NWSSP Employment Lands (Precinct 16) **	1,890

* Includes suburb of Mannering Park (outside Greater Lake Munmorah Structure Plan study area) - Sourced from economy.id.com.au based on ABS statistics.

** Based on 20 jobs / hectare.





5.0 PART 2. IMPLEMENTATION

IMAGE: Central Coast Council





Implementation 5.0

Precinct Planning

This Structure Plan seeks to inform the community of the future direction and vision for the study area over the next 30 years. It is a high level framework that is not intended to resolve all issues associated with the study area. Current planning controls such as zoning, minimum lot sizes and building heights constrain the proposed development identified in this Structure Plan and will need to be amended to enable development. This Structure Plan does not amend these controls. Instead, it is anticipated that the outcomes of this Structure Plan will be implemented through local planning proposals, prepared by land owners to amend the zoning and/or planning controls that apply to their land.

The parts of the study area identified as potential development precincts have been further divided into smaller precincts, based on land ownership, topographic features and location. Development proponents will be required to group rezoning proposals and subdivision applications together by the relevant refined precinct. It is anticipated that this refinement of precincts will enable more positive development outcomes for the area, enabling Council to more holistically assess development proposals, rather than on a piecemeal basis which may have eventuated otherwise.

A number of technical studies will be required, relating to traffic and transport, flooding and drainage, contamination and remediation, hazards and risk, open space, social infrastructure, ecology, odour, infrastructure servicing and so on. The next steps will involve drafting new planning controls in response to the vision in the Land Use and Infrastructure Strategy and the outcome of the technical studies. Planning proposals will need to be generally consistent with this Structure Plan. However, it is recognised that additional studies undertaken may require this Structure plan to be varied. For example, a review of overland flow of stormwater may require larger or smaller drainage corridors than identified in this Structure Plan. This is acceptable provided it is justified.

Supporting Documents

A development control plan chapter, masterplans and a public domain strategy will also be developed to guide the future development of the study area.

Next Steps

- Assess Planning Proposals as they are lodged.
- Liaise with significant landowners.
- Liaise with relevant Council staff.

Implementation Plan

The following tables present a consolidated action plan for implementing the Urban Design Framework, incorporating the objectives and actions discussed in the preceding chapters. The following timelines apply to the priorities:

- Short : 0-5 years
- Medium : 5-10 years
- Long : 10 years plus
- On-going : Continual / As needs arise

Implementation 5.0

Issue	Project	Responsibility	Timing
Transport (ctd)	Incorporate appropriate road design and construction costs into a Section 7.11 Development Contributions Plan (where relevant).	Council	Short Term
	Council to encourage access to public transport services by ensuring that: <ul style="list-style-type: none"> Housing and subdivision designs are to integrate with land use, transport and access, both pedestrian and vehicular. Walking and cycling networks are aligned with public transport routes to improve accessibility to public transport. Bus stops are provided in locations as nominated by the relevant authority. A bus interchange is provided as part of the Lake Munmorah Local Centre expansion. 	Council	Ongoing
	Prepare a package of proposed improvements for the Pacific Highway corridor, for lodgement with the TfNSW (note TfNSW has final decision-making authority): <ul style="list-style-type: none"> Improve lighting along the Pacific Highway between Carters Road and Chain Valley Bay Road to ensure that the safety and usability is improved for the community. Reduce maximum speed limit to 60km/hour at a minimum, and incorporate more pedestrian crossings. Implement a program of street tree plantings, including median plantings, to provide shaded spaces and buffering to the Pacific Highway for shared pathway users. 	Council/ TfNSW	Medium Term
	Require Safe System Assessments for any new rezoning proposals.	Developer	Ongoing
Recreation	Council can improve walking and cycling networks in the study area by ensuring: <ul style="list-style-type: none"> Walking and cycling networks are incorporated into subdivision design and constructed by developers as part of subdivision works. Walking and cycling networks must be designed to ensure safe, amenable and convenient pedestrian and cycle connections. Footpath and cycle path widths are increased in areas expecting higher usage such as near schools, community centres, local centres, public transport interchanges. Pedestrian and cycle crossings are provided at all relevant intersections and along key desire lines 	Council / Developer	Ongoing
	Investigate options for the following recreation facilities: <ul style="list-style-type: none"> Colongra Bay Reserve playground – either replace old facilities or incorporate new facilities. Liaise with NPWS to coordinate delivery of a play-space at Elizabeth Bay Dr (Munmorah State Conservation Area). Consider opportunities to encourage more public use for the reserve at the end of Greenacre Avenue. Continue to coordinate the delivery of the play-space adjacent to Gumbuyah Reserve on Tall Timbers Road. 	Council	Medium Term
	Require precinct based rezonings to incorporate playground/park space into concept plans.	Developer	Ongoing
	Coordinate the delivery of a new sports field at Tall Timbers Road (north of Gumbuyah Oval).	Council	Long Term
Community	Coordinate the embellishment of the basketball and tennis courts at Acacia Avenue, Lake Munmorah.	Council	Medium
	Upgrade/embellish Lake Munmorah Colongra Bay Hall to increase functionality and meet community needs	Council	Short Term
	Investigate the need and possible locations for a multi-purpose community facility in proximity to Lake Munmorah Local Centre	Council	Medium
Economy	Liaise with owners of the Lake Munmorah Local Centre site to discuss options for developing the adjacent vacant land as a Town Centre to cater for the growing population.	Council	Short Term
	Prepare a Master Plan for the Lake Munmorah Local Centre, in consultation with the landowner and incorporate outcomes into the site specific DCP chapter.	Council	Medium
	Prepare a Public Domain Plan for the Chain Valley Bay Neighbourhood Centre	Council	Medium
	Prepare a Public Domain Plan for the Lake Munmorah Neighbourhood Centre	Council	Medium
	Undertake a review and update of the Northern Districts Contributions Plan	Council	Short Term
	Rezoning of land for employment uses to be identified as long term, in order to ensure take-up of the WEZ lands is not discouraged.	Council	Long Term
Character	Employment land with a frontage to the Pacific Highway should incorporate significant levels of landscaping, locate parking to the rear of the building and screen loading/service areas.	Developer	Ongoing
	Prepare an overarching Greater Lake Munmorah chapter of the Central Coast Development Control Plan (DCP) to guide development of the study area.	Council	Short Term
	Prepare a site-specific sections of the Greater Lake Munmorah DCP chapter to further refine development precincts as necessary. These provisions will be progressively compiled into one DCP chapter.	Council	Ongoing
Land Use Conflicts	Implement a staged program of Planning Proposals to ensure the study area is developed in a responsible and sustainable manner.	Council	Ongoing





Proposal Summary

Applicant	EDH Group		
Owner	Mixed ownership		
Application Number	RZ/2/2019		
Description of Land subject of planning proposal	<p><i>Property Description: 285-335 Pacific Highway Lake Munmorah</i></p> <p><i>Legal Description: Lots 1 & 2 DP 626787; Lots 27, 437 & 438 DP 755266; Lot 83 DP 650114 and Lot 12 DP 771284</i></p>		
Site Area	Approximately 27.2h		
Existing Use	Mixture of uses- residential, telecommunication tower, service station, animal boarding establishment and retail nursery		
Proposed Amendments – Gosford/Wyong Local Environmental Plan 2014/2013			
Provisions	Existing Provision	Proposed Amendment	Outcome (Supported/Not Supported)
Zoning	RU6 Transition	R2 Low Density Residential E2 Environmental Conservation	Supported
Minimum Lot Size	40h	No change for E2 Environmental Conservation Minimum Lot Size requirement of 450m2 for the R2 Low Density Residential zone	Supported

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Strategic Assessment

Central Coast Regional Plan Assessment

Direction	Applicable	Assessment/Comment
1. <i>Grow Gosford City Centre as the region's capital</i>	N/A	The subject site is not located proximate to Gosford City Centre
2. <i>Focus economic development in the Southern and Northern Growth Corridors</i>	N/A	The proposal seeks to rezone the subject site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The subject proposal does not conflict with the location of any economic development.
3. <i>Support priority economic sectors</i>	N/A	The proposal does not conflict with priority economic sectors.
4. <i>Strengthen inter-regional and intra-regional connections for business</i>	N/A	The proposal does not include any business related uses or zones.
5. <i>Support new and expanded industrial activity</i>	N/A	The proposal does not include industrial activity or zones.
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	N/A	The subject area is not under caretaker ship of the local aboriginal land council. The proposal will be referred to them for comment if a Gateway is granted.
7. <i>Increase job containment in the region</i>	N/A	The proposal does not relate to job containment
8. <i>Recognise the cultural landscape of the Central Coast</i>	Yes	The subject site has environmental values suitable for retention. The vegetation on part of the site presents high amenity value for residents and visitors to the area. The proposal is considered to respect the cultural value of the area.
9. <i>Protect and enhance productive agricultural land</i>	N/A	The subject site is not within proximity to or identified as productive agricultural land.
10. <i>Secure the productivity and capacity of resource lands</i>	N/A	The subject site is not proximate to or identified as resource lands
11. <i>Sustain and balance productive landscapes west of the M1</i>	N/A	The subject land is not west of the M1.
12. <i>Protect and manage environmental values</i>	Yes	The proposal seeks to rezone the site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The subject proposal is considered to be consistent with this Direction

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Applicable	Assessment/Comment
		as it seeks to retain and enhance areas of conservation value.
13. <i>Sustain water quality and security</i>	N/A	The subject site is not located within the Drinking Water Catchment.
14. <i>Protect the coast and manage natural hazards and climate change</i>	Yes	The proposal is considered to be consistent with this Direction as flooding and stormwater measures will be utilised to minimise impacts upon the coast. The retention and enhancement of areas as biodiversity corridors is considered to be a positive outcome for the site.
15. <i>Create a well-planned, compact settlement pattern</i>	Yes	The proposal is consistent with this Direction. The subject site sits within an existing urban centre and presents an extension of an existing residential area.
16. <i>Grow investment opportunities in the region's centres</i>	N/A	The proposal does not include opportunities for investment at this stage.
17. <i>Align land use and infrastructure planning</i>	Yes	The proposal is consistent with this direction. The subject site sits within an existing urban area where infrastructure is available.
18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	Yes	The proposed rezoning of the subject sites for residential purposes increases the potential for future development of the precinct to be inclusive, well designed and attractive for residents.
19. <i>Accelerate housing supply and improve housing choice</i>	Yes	The proposal is consistent with this Direction. The subject proposal seeks to rezone the subject site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The increase in residential zoned lands enable accelerated supply and choice.
20. <i>Grow housing choice in and around local centres</i>	Yes	The proposal is consistent with this Direction. The proposal seeks to rezone the subject site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation in an existing urban area proximate to local centres.
21. <i>Provide housing choice to meet community needs</i>	Yes	The delivery of land zoned R2 Low Density Residential enables sites to be developed for a variety of housing typologies.
22. <i>Deliver housing in new release areas that are best suited to building new communities</i>	Yes	The subject site is within an urban release area identified within the NWSSP.
23. <i>Manage rural lifestyles</i>	N/A	The subject site is not within a rural area.

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy	Comment
SREP 8 – Central Coast Plateau Areas	
<p>Aims:</p> <ul style="list-style-type: none"> (a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses, (b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability, (c) (Repealed) (d) to protect regionally significant mining resources and extractive materials from sterilization, (e) to enable development for the purposes of extractive industries in specified locations, (f) (Repealed) (g) to protect the natural ecosystems of the region, and (h) to maintain opportunities for wildlife movement across the region, and (i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and (j) to encourage the preparation of draft local environmental plans based on merits. 	Not applicable to the subject proposal.
SREP 20 - Hawkesbury Nepean River (No 2 – 1997)	
The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.	Not applicable to the subject proposal.
SEPP No. 19 – Bushland in Urban Areas	
<p>Aims to protect and preserve bushland within urban areas because of:</p> <ul style="list-style-type: none"> a) Its value to the community as part of the natural heritage, b) Its aesthetic value, and 	This SEPP does not apply in the former Wyong LGA.

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

State/Sydney Region Environmental Planning Policy	Comment
c) Its value as a recreational, educational and scientific resource	
SEPP No. 44 – Koala Habitat	
<p>Aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:</p> <p>(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and</p> <p>(b) by encouraging the identification of areas of core koala habitat, and</p> <p>(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones</p>	<p>No assessment was undertaken by the proponent in regard to the requirements of SEPP 44.</p> <p>A Potential Koala Habitat assessment will be required to be undertaken as part of future ecological assessment to address SEPP 44 matters.</p>
SEPP 55 – Remediation of Land	
<p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>A Phase 1 Contaminated Lands Assessment has been undertaken by a suitably qualified geotechnical engineer to demonstrate compliance with the requirements of SEPP 55.</p> <p>Based on the findings of the Phase 1 Contaminated Site Investigation, a detailed investigation is recommended to further investigate the potential contaminant sources listed above.</p>
SEPP 62 – Sustainable Aquaculture	
<p>Aims</p> <p>(a) to encourage sustainable aquaculture, including sustainable oyster aquaculture, in the State, namely, aquaculture development which uses, conserves and enhances the</p>	<p>Not applicable to the subject proposal.</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

State/Sydney Region Environmental Planning Policy	Comment
<p>community's resources so that the total quality of life now and in the future can be preserved and enhanced, and</p> <p>(b) to make aquaculture development permissible in certain zones under the Standard Instrument, as identified in the NSW Land Based Sustainable Aquaculture Strategy, and</p> <p>(c) to set out the minimum site location and operational requirements for permissible aquaculture development (the minimum performance criteria), and</p> <p>(d) to establish a graduated environmental assessment regime for aquaculture development based on the applicable level of environmental risk associated with site and operational factors (including risks related to climate change, in particular, rising sea levels), and</p> <p>(e) to apply the Policy to land-based aquaculture development and oyster aquaculture development in the State and to include facility for extension of the Policy to natural water-based aquaculture.</p>	
SEPP (Coastal Management) 2018	
<p>Aims:</p> <p>The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with objects of the <i>Coastal Management Act 2016</i>, including the management objectives for each coastal management area, by:</p> <p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide and decision-making in the coastal zone, and</p> <p>(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the</p>	<p>The proposal is consistent with the requirements of State Environmental Planning Policy (Coastal Management) 2018. The site includes an area of mapped Coastal Wetlands, however the proposal does not include development in this vicinity.</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

State/Sydney Region Environmental Planning Policy	Comment
purpose of the definitions in the Coastal Management Act 2016.	
SEPP – (Mining, Petroleum & Extractive Industries) 2007	
<p>Aims:</p> <ul style="list-style-type: none"> (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (b1) to promote the development of significant mineral resources, and (c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and (d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: <ul style="list-style-type: none"> (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries. 	<p>The subject site has not been identified as containing any mineral, petroleum or extractive resource materials.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	
<p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> (a) to establish the process for assessing and identifying sites as urban renewal precincts, 	<p>Not applicable to the subject proposal. Site is not located within a zone dictated under this SEPP.</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Attachment 3

Strategic Assessment Table

State/Sydney Region Environmental Planning Policy	Comment
<p>(b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</p> <p>(c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.</p>	

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Ministerial Section 9.1 Directions

Direction	Comment
Employment & Resources	
1.1 Business & Industrial Zones	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Not Applicable</p> <p>Subject area is not within an existing or proposed business or industrial zone.</p>
1.2 Rural Zones	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p>Not Applicable</p> <p>Subject area is not within an existing or proposed rural zone.</p>
1.3 Mining, Petroleum Production and Extractive Industries	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p>Applicable</p> <p>The subject site does not sit within an area to which State or regionally significant reserves of coal, minerals, petroleum or extractive minerals have been identified.</p> <p>The subject proposal is consistent with Direction 1.3 Mining, Petroleum Production and Extractive Industries.</p>
1.4 Oyster Aquaculture	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or</p>	<p>Not Applicable</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
current oyster aquaculture lease in the national parks estate and other land uses.	
1.5 Rural Lands	
<p>Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p>Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
Environment & Heritage	
2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal to rezone the site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation will protect and enhance biodiversity corridors through the site.</p> <p>The subject proposal is consistent with Direction 2.1 Environmental Protection Zones.</p>
2.2 Coastal Management	
<p>Aims to protect and manage coastal areas of NSW.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i> as defined under the <i>Coastal Management Act 2016</i>.</p>	<p>Applicable</p> <p>Section 5 of the Coastal Management Act 2016 provides that the coastal zone means the area of land comprised of the following coastal management areas:</p> <ul style="list-style-type: none"> (a) the coastal wetlands and littoral rainforests area, (b) the coastal vulnerability area, (c) the coastal environment area, (d) the coastal use area. <p>The subject site contains a small area of Coastal Wetland in the north-western corner of the site. No future development is proposed in this corner of the site, with the exception of drainage works.</p> <p>The subject proposal is consistent with 2.2 Coastal Management.</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	<p>Applicable</p> <p>There are no items of European heritage on the site. The site has not been formally surveyed for items of</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
Applies when the relevant planning authority prepares a planning proposal.	indigenous cultural heritage. However, any items are likely to be contained in the area zoned for conservation purposes, as these areas align with overland flow paths. The subject proposal is consistent with 2.3 Heritage Conservation.
2.4 Recreational Vehicle Areas	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles. Applies when the relevant planning authority prepares a planning proposal.	Applicable The subject proposal is not located within proximity to a recreational vehicle area nor does it propose to introduce one. The subject proposal is consistent with 2.4 Recreational Vehicle Areas.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and to minimise the impact of residential development on the environment and resource lands. Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.	Applicable The subject proposal seeks to rezone the subject site from RU6 Transition to R1 General Residential and E2 Environmental Conservation. The proposed rezoning will increase the supply of residential zoned lands. The subject proposal is consistent with 3.1 Residential Zones.
3.2 Caravan Parks and Manufactured Home Estates	
Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority prepares a planning proposal.	Applicable The subject proposal seeks to rezone the subject site from RU6 Transition to R2 Low Density Residential zone and E2 Environmental Conservation. The subject proposal does not outline intent to provide a caravan park or manufactured home estate. The subject proposal is consistent with 3.2 Caravan Parks and Manufactured Home Estates.
3.3 Home Occupations	

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal seeks to rezone the subject site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation. Home Occupation is a permitted use within the R2 Low Density Residential zone.</p> <p>The subject proposal is consistent with 3.3 Home Occupations.</p>
3.4 Integrating Land Use & Transport	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing dependence on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>Applicable</p> <p>The subject proposal seeks to zone the subject site for residential purposes in an existing urban area.</p> <p>The subject proposal is consistent with 3.4 Integrating Land Use & Transport.</p>
3.5 Development Near Regulated Airports and Defence Airfields	
<p>Aims to ensure the effective and safe operation of regulated airports and defence airfields; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise..</p> <p>Applies when a planning proposal creates, alters or removes a zone or provision relating to land near a regulated airport which includes a defence airfield.</p>	<p>Not Applicable</p> <p>The site is not located proximate to a regulated airport.</p>
3.6 Shooting Ranges	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be</p>	<p>Not Applicable</p> <p>Subject site is not proximate to a shooting range.</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
<p>addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	
Hazard & Risk	
4.1 Acid Sulfate Soils	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.</p>	<p>Applicable</p> <p>The subject site is mapped as containing areas of ASS, the subject site sits within an existing urban area. For the purpose of rezoning the site, ASS is not considered an impediment.</p> <p>The subject site is consistent with 4.1 Acid Sulfate Soils.</p>
4.2 Mine Subsidence & Unstable Land	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study, strategy or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p>	<p>Applicable</p> <p>Consistent</p> <p>The site is located within a Mine Subsidence District. All development in a mine subsidence district must be constructed in accordance with Subsidence Advisory NSW (SA NSW) approval. The subject site is assigned under Guideline 2, which applies to properties that have been undermined by coal mine workings in the past and assessed by SA NSW as having the potential to be impacted by subsidence.</p> <p>The subject proposal is consistent with 4.2 Mine Subsidence & Unstable Land.</p>
4.3 Flood Prone Land	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.</p>	<p>Applicable</p> <p>A Council initiated flood study for the Lake Macquarie catchment is expected to be completed by the end of 2019. A small portion of the land is affected by the 1 in 100 year flood event (1% AEP). The 2 areas of concern within the subject site are located in the north-west and north-east of the site, and are each proposed to be the location of detention basins, rather than residential development.</p> <p>The subject proposal is consistent with 4.3 Flood Prone Land.</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
4.4 Planning for Bushfire Protection	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>Applicable</p> <p>The subject land is classified as Bush Fire affected.</p> <p>A Preliminary Bushfire Assessment Report (2018) has been prepared to support the planning proposal. This report includes recommended APZs to be implemented as part of the proposal. The proposed measures will contribute to the amelioration of the potential impact of any bushfire on the proposed development.</p> <p>The subject proposal is consistent with 4.4 Planning for Bushfire Protection.</p>
Regional Planning	
5.1 Implementation of Regional Strategies	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.2 Sydney Drinking Water Catchments	
<p>Aims to protect water quality in the Sydney drinking water catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre, to provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas..</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council except within areas contained within the "urban growth areas" mapped in the North Coast Regional Plan 2036..</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	
5.9 North West Rail Link Corridor Strategy	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.10 Implementation of Regional Plans	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The Central Coast Regional Plan 2036 identifies this location as part of the Northern Growth Corridor and is identified for residential development. The planning proposal will facilitate the achievement of Goal 4 by planning for 'a variety of housing choices to suit needs and lifestyles'. Direction 22 seeks to 'deliver housing in new release areas that are best suited to building new communities'. Action 22.1 requires the coordination of infrastructure delivery to support the North Wyong Shire Structure Plan release areas. In this regard the proposed development can be suitably serviced.</p> <p>The subject proposal is consistent with 5.10 Implementation of Regional Plans.</p>
5.11 Development of Aboriginal Land Council Land	
<p>Aims to provide for the consideration of development delivery plans prepared under State Environmental Planning Policy (Aboriginal Land) 2019 when planning proposals are prepared by a planning proposal authority.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.</p>	Not Applicable
Local Plan Making	
6.1 Approval and Referral Requirements	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	Applicable

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
Applies when the relevant planning authority prepares a planning proposal.	The subject proposal will not include any restrictive approval or referral requirements. The subject proposal is consistent with 6.1 Approval and Referral Requirements.
6.2 Reserving Land for Public Purposes	
Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition. Applies when the relevant planning authority prepares a planning proposal.	Applicable The subject proposal does not include reserving any land for public purposes. The subject proposal is consistent with 6.2 Reserving Land for Public Purposes.
6.3 Site Specific Provisions	
Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	Applicable The subject proposal does not seek any restrictive site specific planning controls. The subject proposal is consistent with 6.3 Site Specific Provisions.
Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	
Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing Sydney	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.2 Implementation of Greater Macarthur Land Release Investigations	
Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.3 Parramatta Road Corridor Urban Transformation Strategy	
Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit. To provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community and guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
This Direction applies to City of Parramatta Council, Cumberland Council, Strathfield Council, Burwood Council, Canada Bay Council and Inner West Council.	
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
Aims to to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy (the Strategy) This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim Plan).	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis. This direction applies to Wollondilly Shire Council	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	
The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts. This direction applies to Campbelltown City Council	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	
The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan). This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Direction	Comment
Fairfield City Councils, Camden Council and Wollondilly Shire Council.	
7.9 Implementation of Bayside West Precincts 2036 Plan	
<p>The aim is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).</p> <p>This direction applies to land within the Bayside local government area.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	
<p>The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p> <p>This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Wyong Shire Settlement Strategy Assessment

Objective/Requirement	Comment
<p>Key Planning Principles of relevance include:</p> <ul style="list-style-type: none"> • <i>Higher density developments should be located around the commercial core of nominated Town, Village and Neighbourhood Centres, whilst having regard to the desired urban character of each settlement. This will need to be supported by local planning strategies and/or masterplans.</i> • <i>The majority of new housing within Wyong LGA will be located within or immediately adjacent to existing Town, Village and Neighbourhood Centres.</i> • <i>Expansion of Urban Release Areas to occur in an orderly manner and be consistent with the timeframes of the NWSSP and Settlement Strategy.</i> • <i>Urban Release Areas should not be progressed until such time that adequate transportation, utility, community and recreational infrastructure can be guaranteed, including matters for consideration identified in Part 6 of Wyong LEP 2013.</i> • <i>Facilitate the creation of social hubs in new Urban Release Areas that satisfy the needs of the community, including community cultural, education, health and recreation facilities.</i> • <i>Incorporate the principles of Healthy Spaces and Places; Crime Prevention through Environmental Design; and the Universal Design Principles for Accessible Environment into new Urban Release Areas</i> • <i>Provide for appropriate housing choice in new Urban Release Areas. This may be assisted by incorporating the findings of the Affordable Housing study.</i> 	<p>The proposal is consistent with the Key Planning Principles listed in the Settlement Strategy. The proposal is located adjacent to the Lake Munmorah Local Centre, and whilst the timing of this land release is inconsistent with the NWSSP and Settlement Strategy, it is consistent with the draft Greater Lake Munmorah Structure Plan, which has recently been exhibited.</p>

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Community Strategic Plan Assessment

Objective/Requirement	Comment
BELONGING	
OUR COMMUNITY SPIRIT IS OUR STRENGTH	
A1 Work within our communities to connect people, build capacity and create local solutions and initiatives	The proposal will provide a variety of housing types to suit a diverse population and with the proposed new large park will provide opportunities for the new residents to gather and strengthen community assets
A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	Not Applicable
A3 Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people	Not Applicable
A4 Enhance community safety within neighbourhoods, public spaces and places	Applicable The final subdivision design should incorporate safer by design requirements. The proposed area is connected to existing residential development so presents opportunity to increase connectivity between the areas.
CREATIVITY, CONNECTION AND LOCAL IDENTITY	
B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	Not Applicable
B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year	Not Applicable
B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life	Not Applicable
B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	Applicable The proposal includes green space that will function as drainage, environmental and recreation corridors, which will encourage activity.
SMART	
A GROWING AND COMPETITIVE REGION	
C1 Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	Not Applicable
C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists	Not Applicable

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Attachment 3

Strategic Assessment Table

Objective/Requirement	Comment
C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	Not Applicable
C4 Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly	Not Applicable
A PLACE OF OPPORTUNITY FOR PEOPLE	
D1 Foster innovation and partnerships to develop local entrepreneurs and support start-ups	Not Applicable
D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises	Not Applicable
D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers	Not Applicable
D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering	Not Applicable
GREEN	
ENVIRONMENTAL RESOURCES FOR THE FUTURE	
E1 Educate the community on the value and importance of natural areas and biodiversity and encourage community involvement in caring for our natural environment	Not Applicable
E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways	Not Applicable
E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours	Not Applicable
E4 Incorporate renewable energy and energy efficiency in future design and planning and ensure responsible use of water and other resources	Not Applicable
CHERISHED AND PROTECTED NATURAL BEAUTY	
F1 Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species	Applicable The proposal includes green space that will function as drainage, environmental and recreation corridors, which will preserve environmental heritage and encourage community ownership of these spaces.
F2 Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)	Applicable See above.
F3 Improve enforcement for all types of environmental non-compliance including littering and illegal dumping and	Not Applicable

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Objective/Requirement	Comment
encourage excellence in industry practices to protect and enhance environmental health	
F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	Applicable The proposal avoids areas of the site subject to the 1% AEP flood event, and incorporates green corridors to mitigate the effect of increased hard stand and heat island effects.
RESPONSIBLE	
GOOD GOVERNANCE AND GREAT PARTNERSHIPS	
G1 Build strong relationships and ensure our partners and community share the responsibilities and benefits of putting plans into practice	Not Applicable
G2 Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect	Applicable The proposal will be publicly exhibited for the appropriate time period, providing the community with an opportunity to comment.
G3 Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions	Applicable See above.
G4 Serve the community by providing great customer experience, value for money and quality services	Not Applicable
DELIVERING ESSENTIAL INFRASTRUCTURE	
H1 Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region	Not Applicable
H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities	Not Applicable
H3 Create parking options and solutions that address the needs of residents, visitors and businesses whilst keeping in mind near future technologies including fully autonomous vehicles	Not Applicable
H4 Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water	Applicable The delivery of infrastructure will be the responsibility of the developer of the area. The assessment of future development will assess the sustainable nature of infrastructure delivery.
BALANCED AND SUSTAINABLE DEVELOPMENT	
I1 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating	Applicable

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Attachment 3

Strategic Assessment Table

Objective/Requirement	Comment
development along transport corridors and town centres east of the M1	The proposal is located proximate to the Pacific Highway transport corridor.
I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	Applicable The proposal is located proximate to the Pacific Highway transport corridor, and adjacent to the Lake Munmorah Local Centre.
I3 Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management	Applicable The masterplan for the proposal has included biodiversity corridors on the east and west sections of the area. The corridor connectivity to existing areas to the north of the proposed rezoning will enhance livability and environmental sustainability in the area.
I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	Applicable The proposed rezoning of the subject area increases the available supply of land zoned R1 General Residential and R2 Low Density Residential which will deliver more available land for a variety of housing options.
LIVABLE	
RELIABLE PUBLIC TRANSPORT AND CONNECTIONS	
J1 Create adequate, reliable and accessible train services and facilities to accommodate current and future passengers	Not Applicable
J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport	Not Applicable
J3 Improve bus and ferry frequency and ensure networks link with train services to minimise journey times	Not Applicable
J4 Design long-term, innovative and sustainable transport management options for population growth and expansion	Not Applicable
OUT AND ABOUT IN THE FRESH AIR	
K1 Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities	Not Applicable
K2 Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access, inclusion and mobility to meet the needs of all community members	Applicable
K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	Not Applicable

3.5 Supplementary Report - Proposed Residential and Conservation Zoning for 285-335 Pacific Highway Lake Munmorah

Attachment 3

Strategic Assessment Table

Objective/Requirement	Comment
K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of natural waterways and foreshores	Not Applicable
HEALTHY LIFESTYLES FOR A GROWING COMMUNITY	
L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated	Not Applicable
L2 Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer	Not Applicable
L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	Not Applicable
L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs	Not Applicable