



Central Coast Council

Ordinary Council Meeting

**Attachments Provided
Under Separate Cover**

Monday 27 April 2020

Central Coast Council
Attachments Provided Under Separate Cover to the
Ordinary Council Meeting
 to be held remotely - online
 on Monday 27 April 2020,
 commencing at 6:30pm

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3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 1 State Environmental Planning Policy (Affordable Rental Housing) 2009 - Compliance Table

State Environmental Planning Policy (Affordable Rental Housing) 2009 – Compliance Assessment against Division 3 – Boarding Houses

Clause 27 Development to which this division applies

Clause 27 of SEPP states:

(1) This Division applies to development, on land to which this Division applies, for the purposes of boarding houses.

(2) Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible area.

(3) Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.

Comment:

The former Wyong Local Government Area is located in the Sydney Region (as defined by the SEPP ARH). Subclause 2 applies in this instance.

The definition of 'accessible area' under the SEPP ARH is as follows:

accessible area means land that is within:

(a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or

(b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or

(c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the [Passenger Transport Act 1990](#)) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.

Comment:

The subject site is located within 100 metres walking distance to two bus stops on Lindsay Avenue as shown in figure 1 below. The bus stops are serviced by regular bus services (Red Bus Routes 15, 24 and 25) which operate between The Entrance and Wyong town centres.

The Statement of Environmental Effects dated November 2019 submitted with the application has demonstrated that at least one bus per hour services the bus stops providing bus services in each direction between The Entrance and Wyong.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 1 State Environmental Planning Policy (Affordable Rental Housing) 2009 - Compliance Table

It is considered that the subject site is located in a compliant accessible area as required under Clause 27(2) of the SEPP ARH.



Figure 1 – Existing bus stops on Lindsay Avenue

Clause 29 Standards that cannot be used to refuse consent

Clause 29 of SEPP ARH contains development standards that cannot be used to refuse development consent. These development standards apply to the development as the subject site is located within an accessible area.

The proposal has been assessed against the merits of these standards as follows:

Development Standard	Proposal	Compliance
<p>(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:</p> <p>(a) the existing maximum floor space ratio (FSR) for any form of residential</p>	<p>The site is subject to a mapped floor space ratio (FSR) standard under WLEP 2013 of 0.5:1.</p> <p>The proposed FSR is 0.5:1 and complies with subclause 1(a).</p>	Yes

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 1 State Environmental Planning Policy (Affordable Rental Housing) 2009 - Compliance Table

Development Standard	Proposal	Compliance
<p>accommodation permitted on the land, or</p> <p><i>(b) if the development is on land within a zone in which no residential accommodation is permitted - the existing maximum floor space ratio for any form of development permitted on the land, or</i></p> <p><i>(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:</i></p> <p><i>(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</i></p> <p><i>(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.</i></p>		
<p>(2)(a) building height</p> <p><i>if the building height of all proposed buildings is not more than the maximum building height permitted</i></p>	<p>The site is mapped as being subject to a maximum building height under WLEP 2013 of 9.5m.</p>	<p>Yes</p>

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 1 State Environmental Planning Policy (Affordable Rental Housing) 2009 - Compliance Table

Development Standard	Proposal	Compliance
<i>dimension of 2.5 metres is provided adjacent to that accommodation,</i>	Accommodation is not proposed on site for a boarding house manager.	
<p>(e) parking if:</p> <p><i>(i) in the case of development carried out by or on behalf of a social housing provider—at least 0.2 parking spaces are provided for each boarding room, and</i></p> <p><i>(ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and</i></p> <p>(iii) in the case of any development not carried out by or on behalf of a social housing provider — at least 0.5 parking spaces are provided for each boarding room,</p> <p><i>(iii) in the case of any development – not more than 1 parking space is provided for each person employed in connection with the development and who is resident on the site.</i></p>	<p>The development is not carried out by or on behalf of a social housing provider and 0.5 parking spaces are required for each boarding room = 4 parking spaces are required and proposed.</p> <p>There is no employee who is resident on site and no additional parking is required for employees.</p>	Yes
<p>(f) accommodation size <i>if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or</i></p>	<p>The GFA (excluding bath and kitchen) of each boarding room is:</p> <p>Room 1 – 22m²</p>	Yes

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 1 State Environmental Planning Policy (Affordable Rental Housing) 2009 - Compliance Table

Development Standard	Proposal	Compliance
<p><i>bathroom facilities) of at least:</i></p> <p><i>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</i></p> <p><i>(ii) 16 square metres in any other case.</i></p>	<p>Room 2 – 16m²</p> <p>Room 3 – 20m²</p> <p>Room 4 – 20m²</p> <p>Room 5 – 20m²</p> <p>Room 6 – 20m²</p> <p>Room 7 – 20m²</p> <p>Room 8 - 24m²</p> <p>As there is no DCP control for boarding houses, the accommodation size has been assessed against the SEPP ARH provisions.</p>	
<p><i>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</i></p>	<p>All rooms have private kitchen and bathroom facilities.</p>	<p>Yes</p>

Clause 30 Standards for Boarding Houses

Clause 30 of SEPP ARH sets out additional standards for boarding houses. In the absence of a development control plan for boarding houses the proposal has been assessed against the merits of these standards as follows:

Development Standard	Proposal	Compliance
<p><i>(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:</i></p> <p><i>(a) if a boarding house has 5 or more boarding rooms, at</i></p>	<p>(a) The boarding house has 8 rooms and a common living room is provided.</p> <p>(b) No boarding house room exceeds 24m².</p>	<p>Yes</p>

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 1 State Environmental Planning Policy (Affordable Rental Housing) 2009 - Compliance Table

Development Standard	Proposal	Compliance
<p><i>least one communal living room will be provided,</i></p> <p><i>(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,</i></p> <p><i>(c) no boarding room will be occupied by more than 2 adult lodgers,</i></p> <p><i>(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,</i></p> <p><i>(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,</i></p> <p><i>(f) (Repealed)</i></p> <p><i>(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,</i></p> <p><i>(h) at least one parking space will be provided for a</i></p>	<p>(c) No boarding rooms will be occupied by more than two lodgers.</p> <p>(d) Each boarding room has bathroom and kitchen facilities.</p> <p>(e) The proposed boarding house has a capacity to accommodate 16 lodgers however, the application is proposing a maximum of 12 adult lodgers which will be conditioned should the application be approved.</p> <p>No on-site manager is required.</p> <p>(g) NA</p> <p>(h) Storage space for 2 bikes is proposed. Two spaces are provided for motorbikes within the car park area.</p>	

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 1 State Environmental Planning Policy (Affordable Rental Housing) 2009 - Compliance Table

Development Standard	Proposal	Compliance
<i>bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.</i>		
<i>Clause 30AA - A consent authority must not grant development consent to a boarding house on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone unless it is satisfied that the boarding house has no more than 12 boarding rooms.</i>	The proposal is for 8 rooms and satisfies this clause.	Yes
<i>Clause 30A - A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.</i>	An assessment of Character is provided below.	Yes

Clause 30A – Character of Local Area

Clause 30A of SEPP ARH requires the consent authority to consider whether the design of the development is compatible with the character of the local area.

The character can be described as an established low-density residential neighbourhood on predominantly flat land cleared of original vegetation but planted with occasional low trees and shrubs. Situated on suburban lots, are a variety of dwellings from original cottages to mid-Twentieth century bungalows, and emerging newer or renovated houses. Older homes are modestly-scaled single storey timber-framed buildings clad in boards or sheets and capped by hipped roofs of tile or corrugated metal. Newer homes are brick or weatherboard of either one or two storeys with pitched tile roofs. Facing the street, buildings display consistent front and side setbacks, with gardens that are relatively open, occasionally planted with shady trees. Garages are detached from the main dwelling in older homes and incorporated into the building in newer ones.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 1 State Environmental Planning Policy (Affordable Rental Housing) 2009 - Compliance Table

The streetscape in the locality typically contains single and two storey dwelling houses to the north and east of the subject site. To the west and south, in addition to dwelling houses, the surrounding area contains some single storey dual occupancy developments. The locality is best described as having a mixed character of old and new low-density residential development and has maintained that character for a number of years.

Both McLachlan Avenue and Lindsay Street are characterised by a wide carriageway width with a round-a-bout at the intersection of both roads. Existing residential development typically displays consistent front and side setbacks with open gardens that are landscaped.

The adjoining dwelling to the east of the subject site in McLachlan Avenue, and its associated detached garage, has a front setback of 6.0 metres. This six metre front setback pattern continues to the east for a considerable distance.

The proposed boarding house building is set back 6.0 metres from the front boundary in McLachlan Avenue and is therefore respectful of the front setback pattern established in the street. Suitable landscape plantings are proposed within the front setback to provide consistency in streetscape presentation.

The proposed boarding house has architectural features that are domestic in style and scale and have been used to articulate the building and reduce the bulk and scale of the development. Window openings, balconies and verandahs are easily visible and legible to the passing public. The choice of materials is in harmony with the surrounding residential buildings. Setbacks are appropriate to the surrounding residential development and consistent with Wyong Development Control Plan 2013. The landscaped setbacks contribute to the overall compatibility with the existing streetscape.

The existing built form on the site will be replaced with a new built form that is more consistent and in harmony with the existing streetscape and will positively contribute to the character of the local area. Therefore, the proposed boarding house is considered to be compatible with the character of the local area and satisfies Clause 30A of SEPP ARH.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 2

Wyong Development Control Plan 2013, Chapter 2.3 Dual Occupancy
Compliance Table

Wyong Development Control Plan 2013 – Chapter 2.3 Dual Occupancy - Compliance Table

Requirement	Proposal	Complies?
2.0 Context		
Submission of a suitable site analysis to be provided with the development application (s2.1.1)	A suitable site analysis was submitted with the application.	Yes
4.0 Built Form		
4.1 Construction and Appearance of Development		
Scale, function and visual appearance to be compatible with objectives of the zone and be of high architectural quality. (s4.1.1)	The scale, function and visual appearance is compatible with the objectives of the R2 Low Density Residential zone under WLEP 2013.	Yes
Buildings facades to be articulated in length and height, monotonous and unbroken lengths of wall >10.0m in length and >3.0m in height not permitted. Visual interest to be provided for two storey designs. (s4.1.1)	The boarding house contains suitable articulation. There are no facades which exceed 10.0m in length and 3.0m in height without articulation.	Yes
Roof design to be related to the built form and size and scale of the building. (s4.1.2)	The roof design positively relates to the size and scale of the building.	Yes
4.2 Cut and Fill		
Cut and fill considerations	The proposed cut and fill achieves compliance with the DCP controls.	Yes
4.3 Building Lines		
Front setback: Category A: 7.5m Category B: 6.0m Category C: 4.5m or 6.0m (s4.3.1)	McLachlan Ave is a Category B road, therefore, a 6.0m setback is required. The proposed front setback is 6.0m.	Yes
Side setbacks: 0.9m (s4.3.2)	The proposed side boundary setbacks to the north and east are 0.9m.	Yes
Garages: 6.0m when direct access from road OR 7.5m for Category A roads (s4.3.2)	The proposed entry to the car parking area is set back 6.0m from McLachlan Ave.	Yes
Corner Allotments: 2.0m on side street	Lindsay Street is the side street. A 2.0m setback is proposed.	Yes
No building to be erected within triangle of sight preservation lines of 12.0m along primary road frontage and 6.0m along terminating road frontage at intersection of the two street boundary lines (s4.3.1g)	The building is located outside the sight preservation lines.	Yes

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 2

Wyong Development Control Plan 2013, Chapter 2.3 Dual Occupancy Compliance Table

Requirement	Proposal	Complies?
4.5 Vehicular Access Design		
Driveways not to be continuous straight lines and be offset by landscaping. (s4.5.2)	The driveway is off-set by landscaping.	Yes
Minimum pavement width of 3.0m. Minimum pavement width of 5.5m for first 6.0m on category A roads. (s4.5.2)	The minimum pavement width for the driveway is achieved.	Yes
Driveway to be offset a minimum 2.0m at front boundary and taper to 0.5m at front building line. This area to be suitably landscaped. (s4.5.2)	The driveway to the car parking area is suitably landscaped to the front building line.	Yes
6.0 Amenity		
6.3 Privacy		
Direct overlooking of internal living areas and private open space to surrounding dwellings shall be minimised. (s6.3.1)	Having regard for the extent of landscaping and privacy protection measures proposed that include solid balustrades to the first floor level balconies and privacy screens, there is no unreasonable direct overlooking of internal living and private open space area of the surrounding properties. Refer to the assessment report for further discussion.	Yes
6.4 Views		
Developments should be designed to minimise view loss from adjoining and adjacent properties. (s6.4)	The proposal does not result in any view loss.	Yes
7.0 Services		
Details of services available and impacts on existing to be provided (s7.1)	Details of services and impacts on existing services have been provided.	Yes
Kerb and guttering to be provided along the street frontage, unless unreasonable (s7.2)	There is an existing concrete footpath on McLachlan Ave. A footpath is required on Lindsay Street for the full frontage of the site and will be conditioned.	Yes
8.0 Stormwater		
Stormwater runoff to be disposed of via a gravity fed system into inter-allotment or street stormwater system. No charged systems (8.0)	A suitable stormwater management plan was submitted with the application, which depicts stormwater disposal to on-site detention (OSD) and to the existing underground stormwater drainage pit in Lindsay Street. A 4,000 litre rainwater reuse	Yes

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 2

Wyong Development Control Plan 2013, Chapter 2.3 Dual Occupancy Compliance Table

Requirement	Proposal	Complies?
	tank has been proposed to collect roof water.	
9.1 Landscaping		
A Landscape plan prepared by a suitably qualified consultant to be submitted with the development application. (s9.1.1)	A suitable landscaping plan was submitted with the application.	Yes
Two semi-advanced trees per 15 metre frontage to be provided, details to be provided as part of landscape plan. (s9.1.2)	Street trees are considered impractical due to the location of the subject site being on a corner where sight distances are to be retained.	N/A
11.0 Aesthetics		
11.1 Fencing		
Details of material, height, type and extent of all proposed fencing shall be shown on development application plans. (s11.1.1)	Details of front and boundary fencing is shown on the architectural plans.	Yes
Courtyard fencing - maximum 1.8m high permitted in front setback on Category A road (noise attenuation) and Category B road (to optimise solar access). Fence must be setback 1.5m from front boundary alignment and landscaped.	There is no courtyard fencing proposed.	N/A
Decorative fencing may be provided along the front boundary with a maximum height of 1.2m. (s11.1.1)	Front boundary fencing is 1.0m to 1.2m high open picket style fencing.	Yes
No structures or landscaping > 1m in height to be located within sight lines. (s11.1.2)	The front fence and landscaping does not exceed 1m in height within the sight distance area.	Yes
11.2 Streetscape		
Developments to enhance the streetscape and compliment the surrounding built form, landscape and environmental conditions. (s11.2)	The proposal is consistent with the objectives of this clause, in that, the building avoids blank unrelieved walls and is compatible and consistent with the established built form with regards to setbacks, building height, and floor space ratio. Proposed landscaping compliments the building and enhances the corner of the site which currently contains a flat roof two storey building that has no articulation in the façade and encroaches the sites front boundaries to McLachlan Ave and Lindsay St which is undesirable.	Yes

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 2

**Wyong Development Control Plan 2013, Chapter 2.3 Dual Occupancy
Compliance Table**

Requirement	Proposal	Complies?
	The proposal enhances the streetscape and the surrounding existing built form and is compatible with the character of the local area.	
Building design to be compatible with the themes within the surrounding locality. (s11.2)	The proposed building design; its roof profile; colours and materials to be used are compatible with the surrounding local area and will set a high precedent for future developments.	Yes
Developments shall be designed to address the street and contribute positively to the area. (s11.2)	The proposed boarding house addresses the street. The building entry point off McLachlan Ave is emphasised by a pergola and pathway leading to the front entry door that contains landscaped borders. The proposal provides a positive contribution to the streetscape.	Yes



PROPOSED BOARDING HOUSE

48 MCLACHLAN AVE, LONG JETTY, NSW

LOT 502 / DP 214228

ARCHITECTURAL DRAWINGS

AV1	CONCEPT PLAN	AV6	SECTION DRAWINGS
AV2	CONCEPT DATA	AV7	CONTRIBUTOR SPACE PLAN
AV3	ANALYSIS	AV8	ACCESS COMPLIANCE DRAWING
AV4	DETAILED PLAN	AV9	CONCEPT LANDSCAPE PLAN
AV5	SCREENING FILTER PLAN	AV10	OFFICE BUILDING AREA - BUILDING CLASH STUDY
AV6	SECTION	AV11	COMPLIANCE DRAWING
AV7	FLOOR PLANS	AV12	PERSPECTIVE
AV8	ROOF PLAN	AV13	PERSPECTIVE
AV9	ELEVATIONS	AV14	OUTLINE FILL DRAWING
AV10	SECTION		

Drawing Title

COVER PAGE

DA SUBMISSION

NOT TO BE USED DURING CONSTRUCTION

Rev.	Description	Date	Drawn	Checked
A	PREDISSUE	10/15/19		
B	DEVELOPMENTAL	10/15/19		
C	AMENDED DEVELOPMENT	11/11/19		

Project Number: 19_007

Drawing Number: A00

Revision: C

Coordinator: MWW

Checked: GMR

Scale: 1:100

Date Plotted: 19/11/2019 14:13:17

File Name:

ADG architects



CONCEPT DATA

SITE CONSTRAINTS

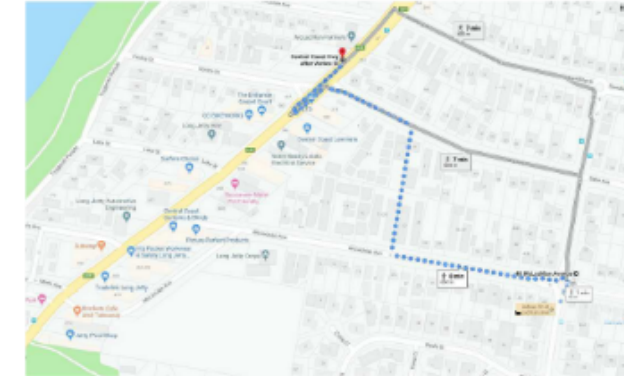
SITE AREA: 518.5m²
ZONING: R2
HEIGHT: 9.5M
FSR: 0.51
LANDSCAPING: 25% (129.5m²)
ENVIRONMENT: acid sulfate soils class 3
SETBACKS: FRONT: 6M / 3m CORNER, SIDE: 0.9m, REAR: 4.5M
GAR PARKING: 0.5 PER ROOM, 1 X MOTORCYCLE PER 5 ROOMS, 1 X BICYCLE PER 5 ROOMS

LOCATION PLAN



ACCESSIBLE AREA

Accessibility requirements for R2 Low Density Residential zones in coastal areas are set out in the Coastal Planning and Development Code of Practice 2015...



DA SUBMISSION NOT TO BE USED DURING CONSTRUCTION
Rev. Description Date Drawn

BOARDING HOUSE PROPOSAL

WYONG LEP AND DCP REQUIREMENTS

Table with columns: GFA, GROUND, LEVEL 1, PERMISSIBLE, PROPOSED, COMPLIANCE

Table with columns: FSR, HOB, SITE COVERAGE, CAR PARKING, LANDSCAPING, PERMISSIBLE, PROPOSED, COMPLIANCE

BOARDING ROOM SPACE COMPLIANCE TABLE

Table with columns: NAME, NO., AREA

WASTE GENERATION

Table with columns: Wastewater, Recyclable material generation, Green Bin

AHBPP COMPLIANCE

FLOOR SPACE RATIO (1) A consent authority must not take consent to development to which this Division applies on the grounds of density or scale...

MAPPED HEIGHT (2) A consent authority must not take consent to development to which this Division applies on any of the following grounds...

LANDSCAPE (3) Landscaped areas if the landscape treatment or the front setback areas is compatible with the streetscape in which the building is located...

SOLAR ACCESS (4) Solar access where the development provides for one or more communal living rooms...

POS (5) Private open space if at least the following private open space areas are provided...

PARKING REQUIREMENTS (6) parking (6a) in the case of development not carried out by or on behalf of a social housing provider...

AMENITY (7) Accommodation use if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least...

30 Standards for boarding houses (1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following...

30A Boarding houses in Zone R2 Low Density Residential A consent authority must not grant development consent to a boarding house on land within Zone R2 Low Density Residential...

30A Character of locality A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area...

PROPOSED

FLOOR SPACE RATIO PROPOSED FSR 0.491

MAPPED HEIGHT

BUILDING IS BELOW 6 METRES

LANDSCAPE

THE PROPOSED PROVIDES 34% SOFT LANDSCAPING OVERSITE. THERE IS A PROPOSED 30 FT LANDSCAPING BUFFER TO BOTH STREET FRONTAGES...

SOLAR ACCESS

THE COMMUNAL SPACE RECEIVES 5 HOURS OF SOLAR ACCESS IN MID-WINTER. REFER TO DRAWING AN4 FOR SOLAR ACCESS DIAGRAMS.

POS

20% OF POS, WITH MIN 36 DIVISIONS IS PROVIDED TO THE FRONT OF SITE, WITH LANDSCAPE TREATMENT 5 FOR THE LODGERS.

PARKING REQUIREMENTS

PROPOSED 4 CAR SPACES, REQUIRED 4. 1 X ACCESSIBLE PROVIDED.

AMENITY

ALL ROOMS HAVE A MINIMUM OF 10% OF SPACE EXCLUDING THE KITCHEN AND BATHROOM FACILITIES.

30 Standards for boarding houses (a) A COMMUNAL SPACE IS PROVIDED, 20%.

(b) ALL BOARDING ROOMS ARE 20% OR LESS, NOT INCLUDING SELF-CONTAINED FACILITIES.

(c) REFER TO WALKWAY PLAN.

(d) ALL ROOMS ARE SELF-CONTAINED WITH BATHROOMS AND KITCHENETTE'S.

(e) THE BOARDING ROOM WITH MINIMUM CAPACITY IS 12 LODGERS, A HOUSE MANAGER IS NOT REQUIRED.

(f) 2X BICYCLE STORAGE SPACES HAVE BEEN PROVIDED, 2 MOTORCYCLE SPACES HAVE BEEN PROVIDED.

30A Boarding houses in Zone R2 Low Density Residential THE PROPOSAL IS FOR 6 ROOMS.

30A Character of locality A CHARACTER STATEMENT HAS BEEN PROVIDED WITH THIS DA APPLICATION.

BASIX COMMITMENTS



Client ELLISON'S CAPITAL PARTNERS P/L

Project BOARDING HOUSE 48 MCLACHLAN AVE, LONG JETTY 2261

Drawing Title CONCEPT DATA Project Number 19_007 Drawing Number A01 Rev C Coordinator: [Name] Checked: [Name] Scale: 1:100 @ Date Printed: 19/08/2019 14:04 PM File Name:





DA SUBMISSION
NOT FOR UNLIMATED CONSTRUCTION

Rev.	Description	Date	Dwn	Chk
A	DATE SUBMITTED	06/11/19		
C	APPROVED FOR SUBMISSION	06/11/19		

Client
ELLISON'S CAPITAL PARTNERS P/L

Project
BOARDING HOUSE
48 MCLACHLAN AVE, LONG JETTY
2261

Drawing Title
SITE ANALYSIS

Project Number	Drawing Number	Rev
19_007	A02	C

Coordinator: aawae Checked: oase
Scale: 1:100 @ A1 Date Printed: 16/11/2019 10:51 AM
File Name:

ADG architects

10/11/19 10:51 AM
10/11/19 10:51 AM
10/11/19 10:51 AM

DA SUBMISSION
NOT FOR CONSTRUCTION

Rev.	Description	Date	Drawn	Checked
A	PRELIMINARY DESIGN	06.11.19		
C	APPROVED FOR SUBMISSION	06.11.19		



[Symbol]	Existing Structure
[Symbol]	Proposed Demolition
[Symbol]	Yardline

Client
ELLISONS CAPITAL PARTNERS P/L

Project
BOARDING HOUSE
48 MCLACHLAN AVE, LONG JETTY
2261

Drawing Title
DEMOLITION PLAN

Project Number	Drawing Number	Rev
19_007	A03	C

Coordinator: [Name] Checked: [Name]
Scale: 1:100 @ A1 Date Plotted: 19/11/2019 10:17 PM
File Name:



1 DEMOLITION PLAN
1:100

NOTE:
RETAIN EXIST. BRICK FACADE WHERE NOTED AND MAKE GOOD.
RESTORATION WORKS TO BE IN ACCORDANCE WITH
STRUCTURAL ENGINEERS SPECIFICATIONS AND DETAILS.

DA SUBMISSION
NOT TO BE USED DURING CONSTRUCTION

Rev.	Description	Date	Drawn	Checked
A	PROJECT ISSUE	11.02.19		
B	DATE FOR SUBMISSION	05.11.19		
C	AMENDED DA SUBMISSION	04.11.19		

Legend	
SP	OWNER
AR	ARCHITECT

Client
ELLISONS CAPITAL PARTNERS P/L

Project
BOARDING HOUSE

48 MCLACHLAN AVE, LONG JETTY
2261

Drawing Title
ROOF PLAN

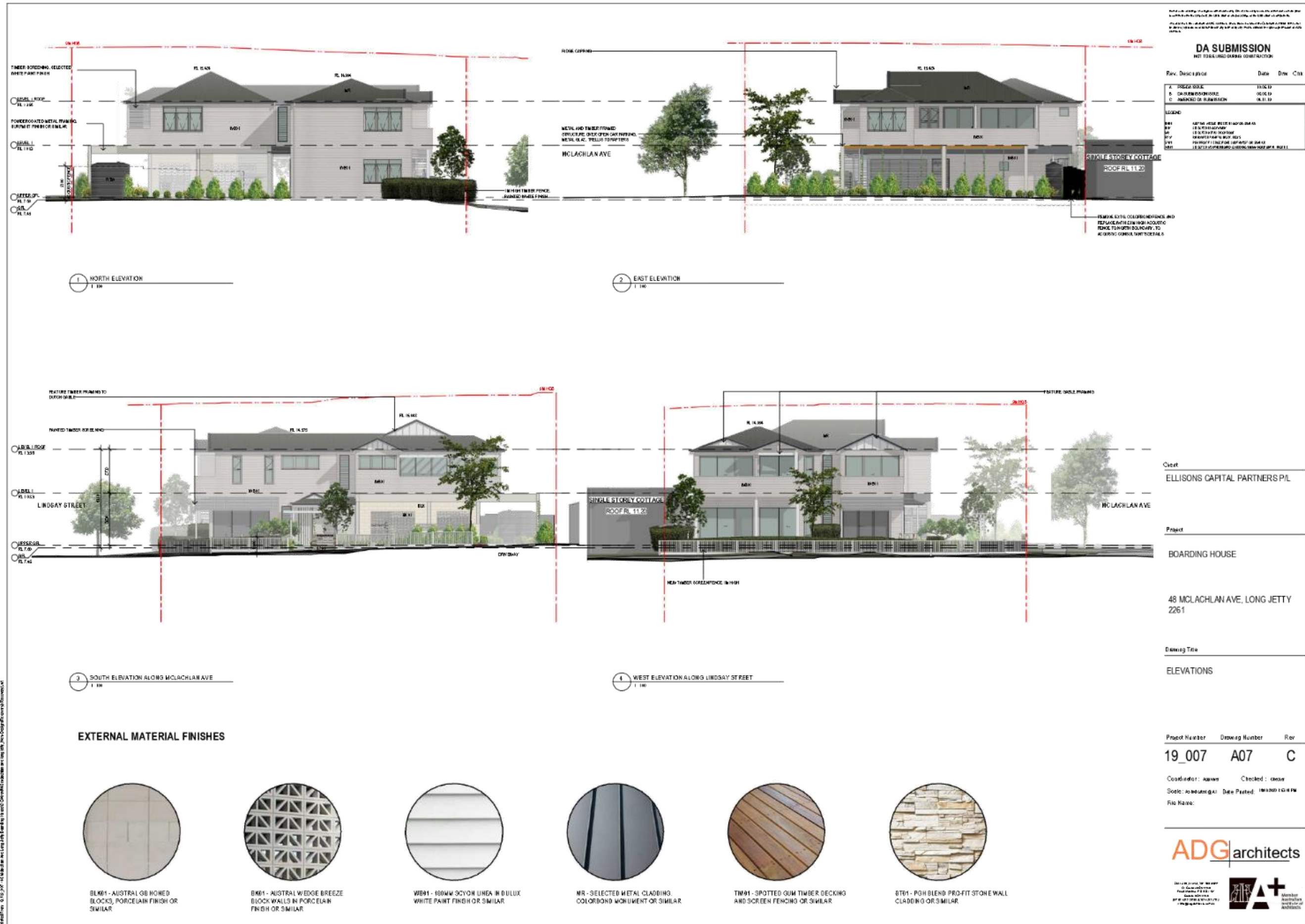
Project Number	Drawing Number	Rev
19_007	A06	C

Coordinator: *ajw* Checked: *ace*
Scale: 1:100 @ A1 Date Plotted: 19/10/2019 10:18 PM
File Name:



1 ROOF PLAN
A06
1:100

Project: 19_007 - 48 McLachlan Ave, Long Jetty - Boarding House | Drawing: A06 - Roof Plan | Date: 19/10/2019



DA SUBMISSION
NOT FOR CONSTRUCTION

Rev.	Description	Date	Dwn	Cnk
A	PROJECT ISSUE	10/06/19		
B	DATE SUBMISSION ISSUE	06/06/19		
C	AMENDMENT TO SUBMISSION	06/11/19		

1 SHADOW DIAGRAM - 9AM JUNE
1:200

2 SHADOW DIAGRAM - 12PM JUNE
1:200

3 SHADOW DIAGRAM - 3PM JUNE
1:200

4 SHADOW DIAGRAM - 9AM DECEMBER
1:200

5 SHADOW DIAGRAM - 12PM DECEMBER
1:200

6 SHADOW DIAGRAM - 3PM DECEMBER
1:200

Client
ELLISON'S CAPITAL PARTNERS P/L

Project
BOARDING HOUSE
48 MCLACHLAN AVE, LONG JETTY
2261

Drawing Title
SHADOW DIAGRAMS

Project Number	Drawing Number	Rev
19_007	A09	C

Coordinator: *awave* Checked: *case*
 Scale: *as indicated* Date Printed: *16/11/2019 10:50 AM*
 File Name:

ADG architects



1 CONCEPT LANDSCAPE PLAN
A10 1:100

NOTE

ALL GARDEN AREAS WILL HAVE IMPORTED ORGANIC GARDEN MIX ADDED INTO THE EXISTING SITE SOIL TO A DEPTH OF 150MM.
ANY STOCK PILES/SITE SOIL SHOULD BE USED AS UNDERLAY/TILL FOR TURPED AREAS

PLANT SCHEDULE

BOTANICAL NAME	QTY	POT SIZE
ACACIA SMITHII VARIETY WAGGIC	45	200MM
DANTES ROSE SCAMM	15	200MM
ELAEODENDRUM ELIMBUNDU	2	25R
GASTROLOM PHACNOIDESUM SILVER BUTTERFLY	15	150MM
HYMENOCYPHUM PLAVUM	1	25R
HIGHLAND GRAMPLOM	3	25R
MELALEUCA LINNAPOLM CLARET TOPS	20	150MM
MURRAYA BRADLATA	12	150MM
NOLAN NELSOM	6	400MM
RYTOSPORUM TENATELUM SILVER SONG	30	150MM
WESTRANGIA FRUTICOSA SMOKEY	15	200MM

FENCING SCHEDULE

- CURRENT FENCE**
1.5M HIGH TIMBER PALING FENCE TO BE DEMOLISHED
- PROPOSED FRONT FENCE**
1M HIGH HARDWOOD TIMBER SLAT FENCE, SELECTED FINISHED WHITE PINKO
- PROPOSED REAR AND SIDE FENCE TO NEIGHBOURS**
1.5M HIGH COLD IRONED MONUMENT FINISH FENCE
- PROPOSED ACOUSTIC SIDE FENCE TO NEIGHBOURS**
2.1M HIGH COLD IRONED MONUMENT FINISH FENCE

PLANT PALETTE

	LHL DANTES ROSE SCAMM LORD HOWE WEDDING LILLY		MP MURRAYA BRADLATA ORANGE JASMINE
	HM MELALEUCA LINNAPOLM CLARET TOPS - HONEY MYRTLE		DM HIGHLAND GRAMPLOM ORANGE BANGALUA LITTLE GEM
	GP GASTROLOM PHACNOIDESUM SILVER BUTTERFLY		EQ ELAEODENDRUM ELIMBUNDU EUMUNDI QUARDONG
	BG NOLAN NELSOM BLUE BEAR GRASS		ALP ACACIA SMITHII VARIETY WAGGIC LILLY RILLY
	BCR WESTRANGIA FRUTICOSA SMOKEY - COASTAL ROSEMARY		NFP HYMENOCYPHUM PLAVUM NATIVE FRANGIPANI
	PT RYTOSPORUM TENATELUM SILVER SONG		

DA SUBMISSION
NOT FOR CONSTRUCTION

Rev.	Description	Date	Drawn	Checked
A	CONCEPT LANDSCAPE PLAN	06.11.19		
C	AMENDED DA SUBMISSION	06.11.19		

Client
ELLISON'S CAPITAL PARTNERS P/L

Project
BOARDING HOUSE

**48 MCLACHLAN AVE, LONG JETTY
2261**

Drawing Title
CONCEPT LANDSCAPE PLAN

CONCEPT IMAGES



Project Number: **19_007**
Drawing Number: **A10**
Rev: **C**

Coordinator: **aww** Checked: **ose**
Scale: **1:100 @ A1** Date Printed: **19/11/2019 10:07 PM**
File Name:

ADG architects

Member of the ADG Group
100 South Street
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www.adgarchitects.com.au

Member
Australian Institute of Architects



Rendered by: 01/10/2019 - 14:00:00 - 48 McLachlan Avenue, Long Jetty - Boarding House - 01/10/2019 - 14:00:00 - 48 McLachlan Avenue, Long Jetty - Boarding House

Rev.	Description	Date	Dwg.	Chg.
B	DA SUBMISSION ISSUE	14/11/19		
C	AMENDED DA SUBMISSION	14/11/19		

Project Number	Drawing Number	Rev.
19_007	A12	C

Coordinator:	APR	Checked:	CHR
Scale:	1:100	Date Plotted:	19/11/2019 14:00:00
File Name:			

ADG architects

12/14 BAYVIEW, OFFICE SUITE 101
 BAYVIEW, QUEENSLAND 4220
 PH: 07 5599 9999
 WWW.ADGARCHITECTS.COM.AU

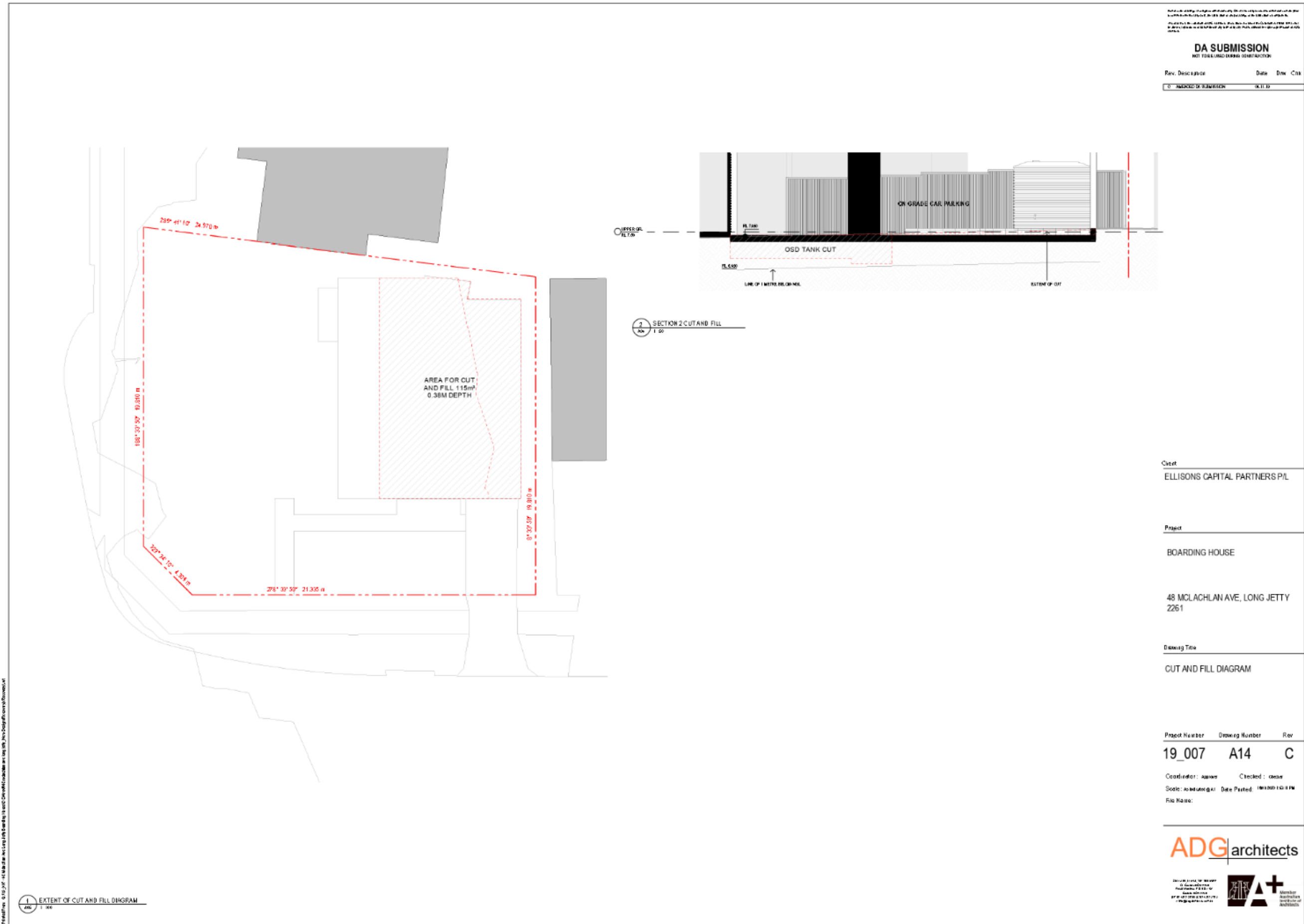


PERSPECTIVE ALONG MCLACHLAN AVE

Path: C:\Users\j\Documents\48 McLachlan Ave\48 McLachlan Ave\48 McLachlan Ave.dwg
 Plot Date: 20/10/2019 10:10:10 AM

Drawing Title	DA SUBMISSION <small>NOT TO BE USED DURING CONSTRUCTION</small>	Project Number	Drawing Number	Rev
PERSPECTIVE		19_007	A13	C
Rev. Description	Date	DWG	CHK	
B - DEVELOPMENT	18/10/19			
C - AMENDED DEVELOPMENT	18/11/19			
Coordinator: AMM		Checked: AMM		
Scale: 1:1000		Date Plotted: 20/10/2019 10:10:10 AM		
File Name:				



3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

1. PARAMETERS OF THIS CONSENT

- 1.1. Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "Development Consent" unless modified by any following condition.

Architectural Plans by: ADG Architects

Drawing	Description	Sheets	Issue	Date
A01	Concept Data	-	C	4.11.19
A02	Site Analysis	-	C	4.11.19
A03	Demolition Plan	-	C	4.11.19
A003a	Existing Floor Plan	-	C	4.11.19
A04	Site Plan	-	C	4.11.19
A05	Floor Plans	-	C	4.11.19
A06	Roof Plan	-	C	4.11.19
A07	Elevations	-	C	4.11.19
A08	Sections	-	C	4.11.19
A10	Concept Landscape Plan	-	C	4.11.19
A14	Cut and Fill Diagram	-	C	4.11.19

Supporting Documentation

Document	Prepared By	Date
Shadow Diagrams Drawing A09 and A09s Revision C	ADG Architects	4.11.19
Perspectives Drawing A00, A12 and A13 Revision C	ADG Architects	4.11.19
BASIX Certificate No. 1039148S_04	Credwell Energy	3 February 2020
Plan of Management V2	Laurie Elliss (Ellisons Capital Partners)	19 January 2020
Social Impact Assessment	Sarah George Consulting	January 2020
Disability Access Report Ref: LP_19161	Lindsay Perry Access	16 January 2020
Environmental Noise Impact Assessment Report Ref: 190702-2 Rev A	DK Acoustics Pty Ltd	7 November 2019
Stormwater Management Plans D1 to D3 Issue C	Stormcivil	5.11.19
Sediment and Erosion Control Plan E1 Issue C	Stormcivil	5.11.19
Waste Management Plan Rev 1.4 th November 2019	ADG Architects	14 August 2019

- 1.2. Carry out all building works in accordance with the Building Code of Australia.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

- 1.3. Comply with all commitments listed in BASIX Certificate as required under clause 97A of the *Environmental Planning and Assessment Regulation 2000*.
- 1.4. A Construction Certificate is to be issued by the Principal Certifying Authority prior to commencement of any construction works. The application for this Certificate is to satisfy all of the requirements of the Environmental Planning and Assessment Regulation 2000.
- 1.5. Prior to the occupation or use of the building/structure, an application for an Occupation Certificate for the development must be submitted to and approved by the Principal Certifying Authority.

2. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

- 2.1. All conditions under this section must be met prior to the issue of any Construction Certificate.
- 2.2. Submit an application to Council under section 305 of the *Water Management Act 2000* for a section 307 certificate. The *Application form* can be found on Council's website www.centralcoast.nsw.gov.au. Early application is recommended.

The application will result in a section 306 letter of requirements which must be obtained prior to the issue of any Construction Certificate.

- 2.3. Obtain a Roads Act Works Approval by submitting an application to Council for a section 138 Roads Act Works Approval for all works required within the road reserve. The application is to be lodged using an *Application for Subdivision Works Certificate or Construction Certificate, Roads Act Works Approval and other Development related Civil Works* form.

The application is to be accompanied by detailed design drawings, reports and other documentation prepared by a suitably experienced qualified professional in accordance with Council's *Civil Works Specifications*.

Fees, in accordance with Council's Fees and Charges, will be invoiced to the applicant following lodgement of the application. Fees must be paid prior to Council commencing assessment of the application.

Design drawings, reports and documentation will be required to address the following works within the road reserve:

- a) Construction of concrete footpath 1.5 metres wide for the full street frontage of the development in Lindsay Street. Extend the concrete footpath to connect to the existing pram ramp provided in Lindsay Street.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

- b) Construction of a residential vehicle access crossing that has a width of 3.0 metres at the road gutter crossing and a maximum of 5.0 metres at the property boundary including construction of a gutter crossing and road pavement adjacent to the gutter crossing.
- c) Removal of all redundant vehicle gutter crossings / laybacks and replacement with kerb.
- d) Removal and replacement of all damaged kerb and gutter with new kerb and channel.
- e) Removal of all redundant vehicular access crossings. The road verge/footway formation is to be reinstated and stabilised with topsoil and turf from top of kerb to property boundary. Concrete path to be constructed if required.
- f) Construction of any works required to transition new works into existing infrastructure and the surrounding land formation.
- g) Installation of road signage and pavement marking in accordance with Austroads guides, Transport for NSW Roads and Maritime Services Supplements and Australian Standards.
- h) Construction of a storm water drainage connection from the development site to Council's storm water drainage system within the road reserve.

The section 138 Roads Act Works Approval must be issued by Council and all conditions of that approval must be addressed prior to occupying and commencing any works in the road reserve.

- 2.4. Submit to Council a dilapidation report detailing the condition of all Council assets within the vicinity of the development. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs, street lights or any other Council assets in the vicinity of the development. The dilapidation report will be required to be submitted to Council prior to the issue of the Section 138 Roads Act Works approval or the issue of any construction certificate for works on the site. The dilapidation report may be updated with the approval of Council prior to the commencement of works. The report will be used by Council to establish damage to Council's assets resulting from the development works.
- 2.5. Obtain a Section 68 Local Government Act Works Approval for Stormwater Drainage works by submitting an application to Council for a 'Section 68 Local Government Act Works Approval – stormwater drainage' for storm water drainage works connecting to or within Council's storm water system using an *Application for Subdivision Works*

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

Certificate or Construction Certificate, Roads Act Works Approval and other Development related Civil Works form.

The application is to be accompanied by detailed design drawings, reports and other documentation prepared by a suitably experienced qualified professional in accordance with Council's *Civil Works Specifications*.

Fees, in accordance with Council's Fees and Charges, will be invoiced to the applicant following lodgement of the application. Fees must be paid prior to Council commencing assessment of the application.

Design drawings, reports and documentation will be required to address the following works:

- a) Construction of the connection of all piped and collected stormwater runoff from within the development site to Council's stormwater system located in Lindsay Street.

The *Section 68 Local Government Act Works Approval – stormwater drainage* must be issued and all conditions of that approval addressed prior to commencing any works that are the subject of the approval.

- 2.6. Submit to the Accredited Certifier responsible for issuing the construction certificate for works within the development site detailed design drawings and design reports for the following engineering works:

- a) Construction of driveways, ramps and car parking areas in accordance with the requirements of the current edition Australian Standard AS/NZS 2890: Parking Facilities and other applicable Australian Standards.
- b) Construction of a stormwater detention system. Design in accordance with Council's *Civil Works Specifications*. The stormwater detention system must limit post development peak flows from the proposed development to less than or equal to predevelopment peak flows for all storms events up to and including the 1% Annual Exceedance Probability (AEP) storm event. A runoff routing model/method must be used. An on-site stormwater detention report including an operation and maintenance plan must accompany the design. On-site stormwater detention is not permitted within private courtyards, drainage easements, and / or secondary flow paths.
- c) Construction stormwater drainage collection and piping of all stormwater runoff from areas within the site via an on-site stormwater detention facility to the approved connection with Council's drainage system located in Lindsay Street.

Detailed design drawings and design reports acceptable to the Accredited Certifier must be included in the Construction Certificate documentation.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

- 2.7. All recommendations specified in the Environmental Noise Impact Assessment Proposed Boarding House 48 McLachlan Avenue, Long Jetty prepared by DK Acoustic Pty Ltd dated 7 November 2019, Project ref: 190702 are to be incorporated into the design of the building prior to the issue of any construction certificate.
- 2.8. An Unexpected Finds Management Plan must be developed and implemented prior to the issue of any Construction Certificate for the discovery of any asbestos fragments, or any other unexpected contamination during any future construction works at the site.
- 2.9. Pay developer contributions to Council as calculated in the formula below:

$$\text{Developer contribution} = \$7,628.03 \times \text{Current CPI} \div \text{Base CPI}$$

where "Current CPI" is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of payment of developer contributions pursuant to this condition, and "Base CPI" is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the date of this consent.

This condition is imposed pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*.

Note: Any works required for the development that are also identified in the relevant Contributions Plan may be subject to a credit in accordance with that Plan. Any request for a credit for works to be carried out in accordance with the Plan must be requested and agreed to by Council via a Works-in-Kind Agreement prior to the commencement of any works.

3. PRIOR TO COMMENCEMENT OF ANY WORKS

- 3.1. All conditions under this section must be met prior to the commencement of any works.
- 3.2. No activity is to be carried out on-site until the Construction Certificate has been issued, other than:
 - a) Site investigation for the preparation of the construction, and / or
 - b) Implementation of environmental protection measures, such as erosion control and the like that are required by this consent
 - c) Demolition approved by this consent.
- 3.3. Appoint a Principal Certifying Authority for the building work:

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

- a) The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.
 - b) Submit to Council a Notice of Commencement of Building Works or Notice of Commencement of Subdivision Works form giving at least two (2) days' notice of the intention to commence building or subdivision work. The forms can be found on Council's website: www.centralcoast.nsw.gov.au
- 3.4. Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign must indicate:
- a) The name, address and telephone number of the Principal Certifying Authority for the work; and
 - b) The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
 - c) That unauthorised entry to the work site is prohibited.
 - d) Remove the sign when the work has been completed.
- 3.5. Submit to Council a completed *Notice of Intention to Commence Subdivision, Roads and Stormwater Drainage Works* Form with supporting documentation prior to the commencement of any Subdivision Works Certificate works, Roads Act Works Approval works, or Section 68 Local Government Act Stormwater Drainage Works Approval works. These works are not to commence until a pre-commencement site meeting has been held with Council.
- 3.6. Disconnect, seal and make safe all existing site services prior to the commencement of any demolition on the site. Sewer and water services must be disconnected by a licensed plumber and drainer with a Start Work Docket submitted to Council's Plumbing and Drainage Inspector as the Water and Sewer Authority.
- 3.7. Erect a temporary hoarding or temporary construction site fence between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works, if the works:
- a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
 - b) could cause damage to adjoining lands by falling objects, or
 - c) involve the enclosure of a public place or part of a public place.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

Note 1: A structure on public land or on or over a public road requires the prior approval of the relevant authority under the *Local Government Act 1993* or the *Roads Act 1993*, respectively.

Note 2: The *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2011* contain provisions relating to scaffolds, hoardings and other temporary structures.

- 3.8. Provide or make available toilet facilities at the work site before works begin and maintain the facilities until the works are completed at a ratio of one toilet plus one additional toilet for every twenty (20) persons employed at the site.

Each toilet must:

- a) be a standard flushing toilet connected to a public sewer, or
- b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- c) be a temporary chemical closet approved under the *Local Government Act 1993*.

- 3.9. Undertake any demolition involving asbestos in accordance with the *Work Health and Safety Act 2011*.

The person having the benefit of this consent must ensure that the removal of:

- a) more than 10m² of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- b) friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the *Work Health and Safety Regulation 2011*.

- 3.10. Prior to the commencement of any works, the Applicant shall prepare a Construction Traffic Management Plan for the development. The plan shall include Traffic Control Plans prepared by a suitably qualified and experienced consultant with necessary construction management measures identified during the excavation, delivery and construction phases. All works must ensure the safety of all vehicles and pedestrians.

4. DURING WORKS

- 4.1. All conditions under this section must be met during works.
- 4.2. Carry out construction or demolition works during the construction phase of the development only between the hours as follows:
- 7.00am and 5.00pm Monday to Saturday
- No construction or demolition works associated with the development are permitted to be carried out at any time on a Sunday or a public holiday.
- 4.3. During the construction phase of the development, if any Aboriginal object (including evidence of habitation or remains), is discovered during the course of the work:
- a) All excavation or disturbance of the area must stop immediately in that area, and
 - b) The Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.
- Note:** If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.
- 4.4. Implement and maintain all erosion and sediment control measures at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.
- 4.5. Keep a copy of the stamped approved plans on-site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.
- 4.6. Arrange with the relevant service provider / Authority (eg. Ausgrid, Jemena, NBN or other communications provider) for the supply of services concurrently with the engineering works required by this consent. Arrangements must include, where required, any relocation of existing mains and services, and dedication of easements for mains and services.
- 4.7. Demolish all buildings and / or building components in a safe and systematic manner in accordance with Australian Standard AS 2601-2001: *The demolition of structures*. Waste materials must be disposed of at a waste management facility.
- 4.8. After all demolition works have been completed a "Clearance Certificate" from a suitably qualified occupational hygienist must be obtained, which demonstrates that all the asbestos material has been successfully removed from off the property.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

- 4.9. Re-use, recycle or dispose of all building materials during the demolition and construction phase of the development in accordance with the Waste Management Plan signed by ADG Architects, dated 14 August 2019, Revision 1. Dated 4 November 2019.

5. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

- 5.1. All conditions under this section must be met prior to the issue of any Occupation Certificate.
- 5.2. Construct any additional civil works, where required by Council, to ensure satisfactory transitions to existing site formations and pavements where designs contained in the Roads Act Works Approval do not adequately address transition works.
- 5.3. Complete construction of the stormwater management system in accordance with the Stormwater Management Plan and Australian Standard AS 3500.3-*Stormwater drainage systems*. Certification of the construction by a suitably qualified consultant must be provided to the Principal Certifier.
- 5.4. Complete construction of all works within the road reserve in accordance with the Roads Act Works Approval. Completion of works includes the submission and acceptance by Council of all work as executed drawings plus other construction compliance documentation and payment of a maintenance/defects bond to Council in accordance with Council's Fees and Charges.
- 5.5. Repair any damage to Council's infrastructure and road reserve as agreed with Council. Damage not shown in the dilapidation report submitted to Council before the development works had commenced will be assumed to have been caused by the development works unless the Developer can prove otherwise.
- 5.6. Complete construction of all works approved in the Local Government Act Section 68 Stormwater Drainage Works Approval. Completion include the submission and acceptance by Council of all work as executed drawings plus other construction compliance documentation and payment of a maintenance/defects bond to Council in accordance with Council's adopted fees and charges.
- 5.7. Complete the civil engineering works within the development site in accordance with the detailed design drawings and design reports plans within the construction certificate.
- 5.8. Complete Construction of driveways, ramps and car parking areas in accordance with the requirements of the current edition Australian Standard AS/NZS 2890: *Parking Facilities*, other applicable Australian Standards and the detailed designs and design reports within the construction certificate. Certification by a suitably qualified person that construction is complete is to be provided to the Principal Certifier.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

- 5.9. An acoustic compliance certificate must be provided to the Principal Certifying Authority, which demonstrates that the construction of the boarding house complies with AS 2107:2000 Acoustics - Recommended design sound levels and reverberation times for building interiors and Australian Standard AS3671 'Acoustics – Road traffic noise intrusion – Building siting and construction' is required.
- 5.10. Complete the landscaping works.
- 5.11. Provide the Principal Certifier with written certification from a qualified landscape designer certifying that landscaping has been implemented in accordance with the approved landscape plan as amended by any conditions of this consent.
- 5.12. Revegetate and stabilise all areas disturbed by construction activities associated with the development so as to prevent erosion and dust nuisance occurring.
- 5.13. Prior to the issue of an Occupation Certificate, the boarding house shall be registered in accordance with the *Boarding Houses Act 2012*.

6. ONGOING

- 6.1. Undertake the operation and management of the boarding house in accordance with the Plan of Management prepared by Laurie Elliss (Ellisons Capital Partners) dated 19 January 2020, and the recommendations specified in the Environmental Noise Impact Assessment prepared by DK Acoustic Pty Ltd dated 7 November 2019, Project ref: 190702.
- 6.2. The use of the communal outdoor area is restricted to between 8.00am and 10.00pm daily.
- 6.3. Store all waste generated on the premises in a manner so that it does not pollute the environment.
- 6.4. Transport all waste generated on the premises to a facility which is licensed to receive that material.
- 6.5. No obstructions to the wheel out of the waste bins are permitted including grills, speed humps, barrier kerbs, etc.
- 6.6. Comply with all commitments as detailed in the Waste Management Plan signed by ADG Architects, dated 14 August 2019, Revision 1. Dated 4 November 2019.
- 6.7. Locate the approved waste (bin) storage area as indicated on approved Drawing Number A05, Revision C, dated 4 November 2019, prepared by ADG Architects.

3.1 DA/803/2019 - 48 McLachlan Avenue, Long Jetty - Boarding House

Attachment 4

Conditions of Development Consent

- 6.8. Do not place or store waste material, waste product or waste packaging outside the approved waste storage enclosure.
- 6.9. Place the mobile garbage/recycling/green waste containers at a suitable location at the kerbside no earlier than the evening prior to the collection day and return to the approved, screened waste bin storage enclosure as soon as possible after service, no later than the evening on collection day. The residents, caretaker, owner, managing agent etc are responsible for the placement and return of the mobile waste containers.
- 6.10. Maintain all perimeter fencing and external sound barrier walls for the life of the development in the approved location.
- 6.11. Maintain the site landscaping for the life of the development.
- 6.12. Operate and maintain all external lighting so as not to impact on any adjoining property.
- 6.13. The boarding house shall operate with 8 boarding rooms with a maximum of 12 lodgers permitted within the building.
- 6.14. The boarding house shall operate in accordance with the *Boarding Houses Act 2012*.
- 6.15. All stormwater treatment devices (including drainage systems, sumps and traps) must be regularly maintained in order to remain effective.

Proposal Summary

Applicant	Vivacity Property Pty Ltd		
Owner	Ms Carol Richardson		
Application Number	RZ/3/2019		
Description of Land subject of planning proposal	<i>Property Description: 45 Mulloway Road Chain Valley Bay</i> <i>Legal Description: Lot 5 DP 1228880</i>		
Site Area	10.61 Ha		
Existing Use	Rural residential dwelling and ancillary		
Proposed Amendments – Wyong Local Environmental Plan 2013 / Central Coast Local Environmental Plan			
Provisions	Existing Provision	Proposed Amendment	Outcome (Supported/Not Supported)
Zoning	E3 Environmental Management	RE2 Private Recreation/E2 Environmental	

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Strategic Planning Context

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 in the proximity of 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 E3 Environmental Management to RE2 Private Recreation and E2 Environmental Conservation. The subject proposal does not conflict with the location of 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 any industrial activity or zone.
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	N/A	If a Gateway Determination is issued for this proposal the local aboriginal land council will be requested to comment on the proposal.
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	<p>The subject site contains land with environmental value suitable for retention. The vegetation at the rear of the site presents high amenity and environmental value. The proposal is considered to respect the cultural value of the area.</p> <p>An Aboriginal Cultural Heritage Assessment ACHA has been provided and indicates that there are no archaeological sites in the project area.</p>

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<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
9. <i>Protect and enhance productive agricultural land</i>	N/A	The site is not within the proximity to, or identified as, productive agricultural land.
10. <i>Secure the productivity and capacity of resource lands</i>	Yes	The subject site is covered by a Consolidated Coal Lease and has been subject to underground mining. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and are likely to be identified for further consultation if a Gateway Determination is issued.
11. <i>Sustain and balance productive landscapes west of the M1</i>	N/A	The subject site is not located to the west of the M1 Motorway.
12. <i>Protect and manage environmental values</i>	Yes	The proposal seeks to rezone land from E3 Environmental Management to RE2 Private Recreation and apply the E2 Environmental Conservation zone to land with high environmental value. This ensures the retention of existing connectivity to other surrounding land of high environmental value. Impacts of any vegetation loss to facilitate the proposal will need to be addressed in accordance with the <i>Biodiversity Conservation Act 2016</i> .
13. <i>Sustain water quality and security</i>	N/A	The site is not located within a drinking water catchment. Any proposal will be required to address all applicable stormwater quality controls.
14. <i>Protect the coast and manage natural hazards and climate change</i>	Yes	The site is not susceptible to coastal hazards. Land in the area of the creek line to the south of the site located below the probable maximum flood level is proposed to be zoned E2 Environmental Conservation and will not be developed.

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<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
		<p>Subsidence Advisory NSW have provided conditional support for the proposal and are likely to be further consulted if a Gateway Determination is issued.</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. The findings of this contamination assessment recommends that a detailed contamination assessment be undertaken with remedial actions, where necessary. It has been determined that if all "Areas of Concern" are addressed the land can be remediated to a suitable condition for residential use.</p>
<p>15. <i>Create a well-planned, compact settlement pattern</i></p>	<p>Yes</p>	<p>The site is located within an identified development precinct under the State Government endorsed North Wyong Shire Structure Plan.</p> <p>Servicing for this and surrounding precincts has been identified as a priority by Council and is currently being considered through the completion of the Greater Lake Munmorah Structure Plan</p> <p>The Central Coast Council's Draft Greater Lake Munmorah Structure Plan will set a coherent framework for development, facilitating the future growth and prosperity of the area, and will identify:</p> <ul style="list-style-type: none"> • Appropriate development footprints for new residential and employment land, and any

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Direction	Applicable	Assessment/Comment
		<p>relevant staging requirements; and</p> <ul style="list-style-type: none"> • Appropriate transport, environmental and open space networks to cater for expected population growth.
16. <i>Grow investment opportunities in the region's centres</i>	N/A	The proposal is for residential development and the site is not located within a centre.
17. <i>Align land use and infrastructure planning</i>	Applicability	The proposal is located within an identified development precinct and would be subject to developer Contributions under the Northern Districts Section (7.11) 94 Contribution plan. Any road upgrades required as a result of this development would be subject to a Planning Agreement between the land owner Council or Transport for NSW depending of the works needed.
18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	Yes	The primary purpose of the proposed rezoning is to facilitate the development of a Manufactured Housing Estate (MHE) which provides for a lifestyle that is in demand and considered attractive to a growing section of the community.
19. <i>Accelerate housing supply and improve housing choice</i>	Yes	The primary purpose of the proposed rezoning is to facilitate the development of a MHE which provides for a lifestyle that is in demand and considered attractive to a growing section of the community. Any development for such a purpose would be subject to appropriate State and local development controls.
20. <i>Grow housing choice in and around local centres</i>	Yes	The site is located within an identified development precinct under the NSW State Government endorsed North Wyong Shire Structure Plan and is identified for residential development in the draft Greater Lake Munmorah Structure Plan.

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<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
		The primary purpose of the proposed rezoning is to facilitate the development of a MHE which provides for a lifestyle that is in demand and considered attractive to a growing section of the community.
21. <i>Provide housing choice to meet community needs</i>	Yes	The primary purpose of the proposed rezoning is to facilitate the development of a MHE which provides for a lifestyle that is in demand and considered attractive to a growing section of the community.
22. <i>Deliver housing in new release areas that are best suited to building new communities</i>	Yes	The site is located within an identified development precinct under the NSW State Government endorsed North Wyong Shire Structure Plan. The primary purpose of the proposed rezoning is to facilitate the development of a MHE which provides for a lifestyle that is in demand and considered attractive to a growing section of the community.
23. <i>Manage rural lifestyles</i>	N/A	The proposal does not relate to rural lifestyles.

State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy	Comment
SREP 8 – Central Coast Plateau Areas	
	Not applicable to this proposal The site is not located in the Central Coast Plateau Areas.
SREP 20 - Hawkesbury Nepean River (No 2 – 1997)	
	Not applicable to this proposal.

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State/Sydney Region Environmental Planning Policy	Comment
SEPP No. 19 – Bushland in Urban Areas	
	<p>This SEPP does not apply in the former Wyong Shire area of the Central Coast Local Government Area.</p> <p>Not applicable to the subject site.</p>
SEPP No. 21 – Caravan Parks	
<p>Aims to encourage:</p> <p>(a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and</p> <p>(b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</p> <p>(c) the provision of community facilities for land so used, and</p> <p>(d) the protection of the environment of, and in the vicinity of, land so used.</p>	<p>The proposal does not relate to caravan park development.</p> <p>Development for the purposes of a MHE may be carried out pursuant to this Policy on any land on which development for the purposes of a caravan park may be carried out.</p>
SEPP No. 36 – Manufactured Home Estates	
<p>(1) The aims of this Policy are:</p> <p>(a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and</p> <p>(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and</p>	<p>The SEPP provides controls that help to ensure that the considerations of issues such as layout and environmental impact are adequately considered in the design of MHEs.</p> <p>The proposal demonstrates that consistency with the SEPP can be achieved through an appropriate development application.</p>

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State/Sydney Region Environmental Planning Policy	Comment
<p>(c) to encourage the provision of affordable housing in well designed estates, and</p> <p>(d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and</p> <p>(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</p> <p>(f) to protect the environment surrounding manufactured home estates, and</p> <p>(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.</p>	
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>Koala feed trees Scribbly Gum (<i>Eucalyptus haemastoma</i>) and Swamp Mahogany (<i>Eucalyptus robusta</i>) make up the only eucalypt trees on site and comprise more than 15% of trees within the Coastal Woodland and Riparian Forest communities respectively. Therefore these communities comprise Potential Koala Habitat (PKH) under the definitions of SEPP 44.</p> <p>The ecological report provided in support of the application indicates that koalas have not been recorded during survey to date and are considered with an unlikely potential to occur. Further targeted Koala survey incorporating scat searches will be undertaken during future, to provide a final conclusion on if the site comprises Core Koala Habitat under the definitions of SEPP 44. If so, restrictions may be applied to the development footprint.</p> <p>The information provided is consistent with the requirements of SEPP 44, has been considered</p>

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State/Sydney Region Environmental Planning Policy	Comment
	by Council's Ecologist and indicates that the proposal can be progressed.
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>The findings of this contamination assessment recommends that a detailed contamination assessment be undertaken with remedial actions, where necessary.</p> <p>It has been determined that if all "Areas of Concern" are addressed the land can be remediated to a suitable condition for residential use and that the information provided indicates that the proposal can be advanced.</p>
SEPP 62 – Sustainable Aquaculture	
	Not applicable to this proposal
SEPP 64 – Advertising and Signage	
<p>This Policy aims:</p> <p>(a) to ensure that signage (including advertising):</p> <p>(i) is compatible with the desired amenity and visual character of an area, and</p> <p>(ii) provides effective communication in suitable locations, and</p> <p>(iii) is of high quality design and finish, and</p> <p>(b) to regulate signage (but not content) under Part 4 of the Act, and</p> <p>(c) to provide time-limited consents for the display of certain advertisements, and</p>	<p>The proposed use as a manufactured home estate may require some signage and the provisions of the SEPP will apply. This SEPP will be considered in detail when a development application involving signage is lodged.</p>

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State/Sydney Region Environmental Planning Policy	Comment
<p>(d) to regulate the display of advertisements in transport corridors, and</p> <p>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</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 purpose of the definitions in the Coastal Management Act 2016.</p>	<p>The site is not within the Coastal Zone as defined under SEPP Coastal Management. The extent of the Coastal Zone abuts the western boundary of the site. No coastal wetlands or rainforests are identified as occurring on this site.</p>
SEPP – (Mining, Petroleum & Extractive Industries) 2007	
<p>Aims:</p> <p>(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</p> <p>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</p> <p>(b1) to promote the development of significant mineral resources, and</p>	<p>The subject site is covered by a Consolidated Coal Lease and has been subject to underground mining. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and are likely to be further consulted if a Gateway Determination is issued.</p>

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State/Sydney Region Environmental Planning Policy	Comment
<p>(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</p> <p>(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development:</p> <p>(i) to recognise the importance of agricultural resources, and</p> <p>(ii) to ensure protection of strategic agricultural land and water resources, and</p> <p>(iii) to ensure a balanced use of land by potentially competing industries, and</p> <p>(iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.</p>	
SEPP (Vegetation in Non-Rural Areas) 2017	
<p>The aims of this Policy are—</p> <p>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</p> <p>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation</p>	<p>In accordance with Cl.5(1)(b) this Policy applies to land zoned E3 – Environmental Management. Clearing of vegetation would be required to facilitate the proposed development of the site for a MHE.</p> <p>While vegetation removal would generally occur as part of a development application process that would follow the completion of the planning proposal, Council must be satisfied that the proposal can reasonably meet the requirements of the SEPP and the <i>Biodiversity Conservation Act 2016</i>.</p> <p>The proposal seeks to impact on approximately 0.32 ha of Swamp Sclerophyll Forest EEC and 0.92 ha of Narrabeen Doyalson Coastal Woodland. The vegetated southern end of the site is highlighted on the biodiversity values (BV) map published by the NSW Office of Environment and Heritage and the proposal</p>

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State/Sydney Region Environmental Planning Policy	Comment
	<p>layout may impact on areas highlighted on the map. Thus, the proposal triggers entry into the Biodiversity Offset Scheme (BOS) via impacting areas highlighted on the BV map and exceeding the area clearing threshold.</p> <p>The subject site is located in close proximity to the CCRP biodiversity corridor which connects the coast to the foothills and provides inter-regional landscape connectivity. The site is partially nominated as a green corridor and habitat network by the NWSSP. That portion of the site proposed to be zoned E2 Environmental Conservation closely aligns with the high level mapped boundary of the green corridor.</p> <p>As the development site is not densely vegetated it is reasonable that required offsetting or redesign can be undertaken and the proposal can meet the requirement of the SEPP. Additional information on how the requirements of the SEPP will be achieved may be required following Gateway Determination.</p>

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 strategic 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 industrial or business 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>
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 is covered by a Consolidated Coal Lease and has been subject to underground mining. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and will be further consulted in accordance with any Gateway Determination.</p>
1.4 Oyster Aquaculture	
	<p>Not Applicable</p>
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	

Direction	Comment
<p>2.1 Environmental Protection Zones</p>	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>What a relevant planning authority must do if this direction applies:</p> <ul style="list-style-type: none"> • A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. • A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands" <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy which:</p> <ul style="list-style-type: none"> (i) gives consideration to the objectives of this direction, (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>(d) is of minor significance</p>	<p>Applicable</p> <p>The proposal is potentially inconsistent with this Direction as the site is zoned E3 Environmental Management and the proposal is to rezone the majority of the site to RE2 Private Recreation.</p> <p>The subject site is identified as a development precinct under the NSW State Government endorsed North Wyong Shire Structure Plan (NWSSP).</p> <p>The subject site is located in close proximity to the CCRP biodiversity corridor which connects the coast to the foothills and provides an inter-regional landscape break and connectivity. The site is partially nominated as a green corridor and habitat network by the NWSSP. That portion of the site proposed to be zoned E2 Environmental Conservation closely aligns with the high level mapped boundary of the green corridor.</p> <p>The proposal seeks to impact on approximately 0.32 ha of Swamp Sclerophyll Forest EEC and 0.92 ha of Narrabeen Doyalson Coastal Woodland. The vegetated southern end of the site is highlighted on the biodiversity values (BV) map published by the NSW Office of Environment and Heritage and the proposal layout appears to impact on areas highlighted on the map. Thus, the proposal triggers entry into the Biodiversity Offset Scheme (BOS) via impacting areas highlighted on the BV map and exceeding the area clearing threshold.</p> <p>As the development site is not densely vegetated it is reasonable that required offsetting or redesign can be undertaken without affecting the viability of this proposal.</p>

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Direction	Comment
2.2 Coastal Management	
<p>Aims to implement the principles in the NSW Coastal Policy.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i>.</p>	<p>Not Applicable</p> <p>The site is not within the Coastal Zone</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>There are no items of European heritage identified on the site.</p> <p>An Aboriginal Cultural Heritage Assessment ACHA has been provided and indicates that there are no archaeological sites in the project area.</p>
2.4 Recreational Vehicle Areas	
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>It is not proposed to enable the land to be developed for the purpose of a recreation area.</p>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
<p>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.</p>	<p>Not Applicable</p>
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
<p>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 environmental and resource lands.</p> <p>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.</p>	<p>Applicable</p> <p>The proposal seeks to facilitate a Mobile Home Estate which provides for a form a housing that is considered to be in demand and provides for a relatively dense form of detached housing.</p> <p>The satisfactory servicing of the land will need to be arranged to the satisfaction of Council and other relevant authorities through the planning proposal assessment process.</p>
3.2 Caravan Parks and Manufactured Home Estates	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.</p>	<p>Applicable – see individual considerations below:</p>

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Direction	Comment
<p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>(5) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p>	
<p>(a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,</p>	<p>In general the SEPP looks to restrict the development of MHEs on environmentally sensitive land or land identified for another strategic planning purpose. The site is identified within a development precinct under the North Wyong Shire Structure Plan.</p>
<p>b) take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals),</p>	<p>In general the SEPP looks to ensure that land to be developed for a MHE is adequately serviced. The satisfactory servicing of the land will need to be arranged to the satisfaction of Council and other relevant authorities through the planning proposal assessment process.</p>
<p>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.</p>	<p>The relevant LEP does not restrict leasing arrangements nor restrict Community Title Subdivision in the proposed RE2 Private Recreation zone and subdivision of MHEs is provided for under Cl. 8 of SEPP 36.</p>
<h3>3.3 Home Occupations</h3>	
<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>If this Direction applies - Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.</p>	<p>Applicable</p> <p>Dwelling houses are not permissible in the RE2 – Private Recreation Zone.</p>
<h3>3.4 Integrating Land Use & Transport</h3>	
<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 transport 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</p>	<p>Applicable</p> <p>The site is located within a development precinct identified in the North Wyong Shire Structure Plan and will provide for access to public transport.</p> <p>The draft Greater Lake Munmorah Structure Plan identifies transportation improvements for the area in response to the predicted population growth for this locality.</p>

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Direction	Comment
zoned for residential, business, industrial, village or tourist purposes.	
3.5 Development Near Licensed Aerodromes	
<p>Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 & 25) 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 in the vicinity of a licensed aerodrome.</p>	<p>Not Applicable</p> <p>The site is not in the vicinity of a licenced aerodrome.</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 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>	<p>Not Applicable</p> <p>Subject site is not adjacent to and/or adjoining an existing shooting range.</p>
3.7 Reduction in non- hosted short term rental accommodation period	
Applies to Byron Bay Shire Council	Not Applicable
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>Part of the subject site is identified in Council's Acid Sulfate Soils Map. In the <i>Preliminary Site Investigation</i> provided with the application it is indicated that the site is located in an area having no known occurrence of acid sulfate soils (ASS) and if ASS are found to be present they can be effectively managed through investigation and a site specific acid sulfate soil management plan (ASSMP).</p>
4.2 Mine Subsidence & Unstable Land	

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Direction	Comment
<p>Aims to prevent damage to life, property and the environment 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 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>The site is identified as being within the Swansea North Entrance Mines Subsidence District.</p> <p>The subject site is covered by a Consolidated Coal Lease and has been subject to underground mining. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and are likely to be further consulted if a Gateway Determination is issued.</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>Council's existing flood mapping does not extend to this site exemplified by the fact that the existing creek at the rear of the site is not identified on the existing flood maps. Draft Flood Mapping for Lake Macquarie identifies that the limit of the Probable Maximum Flood (PMF) generally aligns with land proposed to be preserved under the E2 zoning.</p> <p>As the proposal does not rezone land within a flood planning area to the proposed special use zone it is considered consistent with this Direction.</p>
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 mapped as bushfire prone land. A draft bushfire report has been submitted with the planning proposal. As required by the direction, consultation will occur with the NSW Rural Fire Service following issue of a Gateway determination.</p>
Regional Planning	
5.2 Sydney Drinking Water Catchments	
<p>Aims to protect water quality in the hydrological 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>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.</p>	<p>Not Applicable.</p>

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Direction	Comment
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	Not Applicable.
5.8 Second Sydney Airport: Badgerys Creek	
	Not Applicable.
5.9 North West Rail Link Corridor Strategy	
Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.	Not Applicable
5.10 Implementation of Regional Plans	
Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans. Applies when the relevant planning authority prepares a planning proposal.	Applicable A full assessment of this proposal against the considerations of the Central Coast Regional Plan 2036 is contained within this Strategic Assessment document. The proposal is considered to be consistent with the Regional Plan.
5.11 Development of Aboriginal Land Council Land	
Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019. Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.	Not applicable
Local Plan Making	
6.1 Approval and Referral Requirements	
Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Applies when the relevant planning authority prepares a planning proposal.	The proposal does not seek to introduce any referral or concurrence provisions and is consistent with the provisions of the direction.
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 proposal does not create, alter or reduce existing zonings or reservations of land for public purposes
6.3 Site Specific Provisions	
Aims to discourage unnecessarily restrictive site specific planning controls.	Applicable

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Direction	Comment
Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	The proposal does not require the implementation of site specific controls. Required controls can be provided through appropriate zoning and lot size controls and existing controls applying to the land use.
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	
	Not Applicable.
7.3 Parramatta Road Corridor Urban Transformation Strategy	
	Not Applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
Aims to facilitate development within the Parramatta Road Corridor	Not Applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
	Not Applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
	Not Applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	
	Not Applicable.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	
This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.	Not Applicable.
7.9 Implementation of Bayside West Precincts 2036 Plan	
This direction applies to land within the Bayside local government area.	Not Applicable.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	
	Not Applicable.

Wyong Shire Settlement Strategy/Gosford Residential Strategy/Gosford City Centre Strategy Assessment/North Wyong Shire Structure Plan

Objective/Requirement	Comment
<p>The objectives of the North Wyong Shire Structure Plan (NWSSP) are to:</p> <ul style="list-style-type: none"> • Identify sufficient land for regional greenfield housing and employment targets to be met, as a minimum; • Identify and protect important environmental assets, landscape values and natural resources; <ul style="list-style-type: none"> • Provide greater certainty for the community, local government, industry groups and commerce on the location of future development and conservation areas; and • Consider key infrastructure requirements to support new precincts and ensure that new urban land release contributes to infrastructure costs. <p>It is noted that the Wyong Shire Settlement Strategy (2013) reflects the NWSSP with regard to this site.</p>	<p>The proposal relies on its consistency with the NWSSP in so far as the site is identified within the Chain Valley East (Residential) Precinct.</p> <p>The area was originally designated as a long-term development precinct based on mining and servicing constraints. Since the development of the NWSSP these issues have been addressed and development in this area has accelerated.</p> <p>This is reflected in the draft Greater Lake Munmorah Structure Plan (GLMSP) which envisages the development of the subject land for residential purposes. The GLMSP will assist in achieving the objectives of the NWSSP by setting a coherent framework for development, facilitating the future growth and prosperity of the area. The GLMSP will identify:</p> <ul style="list-style-type: none"> • Appropriate development footprints for new residential and employment land, and any relevant staging requirements; and • Appropriate transport, environmental and open space networks to cater for expected population growth.

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	If initially supported by Council and DPIE, public consultation with respect to this proposal will be conducted
A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	Not Applicable

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Objective/Requirement	Comment
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	Not Applicable
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	Should the proposal proceed as intended, development contributions will be required to be paid which will be used to embellish the local area.
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
C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	The proposal will provide local job opportunities in construction as well as generate 12-15 ongoing operational jobs
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

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Objective/Requirement	Comment
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	Any proposal will be required not to have a negative impact on waterways
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	The proposal will be required to maintain land of high environmental value.
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)	The proposal will be required to maintain land of high environmental value.
F3 Improve enforcement for all types of environmental non-compliance including littering and illegal dumping and encourage excellence in industry practices to protect and enhance environmental health	Not Applicable
F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	Not Applicable
RESPONSIBLE	
GOOD GOVERNANCE AND GREAT PARTNERSHIPS	

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Objective/Requirement	Comment
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	For the proposal to advance there will be requirement to contribute to improvement of local and State roads in the locality.
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 Part of the assessment of the proposal is to ensure that adequate infrastructure is provided.
BALANCED AND SUSTAINABLE DEVELOPMENT	
I1 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1	Applicable The site is located to the east of the M1 within an identified development precinct.
I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	The proposal will be specifically designed for the proposed use as an MHE.
I3 Ensure land use planning and development is sustainable and environmentally sound and considers	The proposal maintains important environmental land on the site and

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Objective/Requirement	Comment
the importance of local habitat, green corridors, energy efficiency and stormwater management	will be required to meet applicable standards for energy efficiency and stormwater management.
I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	The proposal responds to demand for MHE living.
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	Not applicable
K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	Not applicable
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

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Objective/Requirement	Comment
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

Environmental, Social and Economic Impact

Ecology

Clearing of vegetation would be required to facilitate the proposed development of the site for a MHE.

While vegetation removal would generally occur as part of a development application process that would follow the completion of the planning proposal, Council must be satisfied that the proposal can reasonably meet the requirements of the SEPP and the *Biodiversity Conservation Act 2016*.

The proposal seeks to impact on approximately 0.32 ha of Swamp Sclerophyll Forest EEC and 0.92 ha of Narrabeen Doyalson Coastal Woodland. The vegetated southern end of the site is highlighted on the biodiversity values (BV) map published by the NSW Office of Environment and Heritage and the proposal layout appears to impact on areas highlighted on the map. Thus, the proposal triggers entry into the Biodiversity Offset Scheme (BOS) via impacting areas highlighted on the BV map and exceeding the area clearing threshold.

The subject site is located in close proximity to the CCRP biodiversity corridor which connects the coast to the foothills and provides an inter-regional landscape linkage. The site is partially nominated as a green corridor and habitat network by the NWSSP. That portion of the site proposed to be zoned E2 Environmental Conservation closely aligns with the high level mapped boundary of the green corridor.

As the area of the site over which development is proposed is not densely vegetated it is reasonable that required offsetting or redesign can be undertaken and the proposal can meet the requirement of the SEPP. Additional information on how the requirements of the SEPP will be achieved may be required following Gateway Determination.

Bushfire

The subject land is mapped as bushfire prone land. A draft bushfire report has been submitted with the planning proposal. As required by the direction, consultation will occur with the NSW Rural Fire Service following issue of a Gateway determination. It is unlikely that bushfire issues will preclude the development of the site for a MHE.

Natural Resources

No impact on agriculture or drinking water catchments. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and are likely to be further consulted if a Gateway Determination is issued.

Indigenous and Non-Indigenous Cultural Heritage Items

There are no items of non-indigenous heritage identified on the site.

An Aboriginal Cultural Heritage Assessment ACHA has been provided and indicates that there are no archaeological sites in the project area. Further consideration of Aboriginal Cultural Heritage will be undertaken in accordance with the Gateway Determination.

Contaminated Land and Acid Sulfate Soils

A Phase 1 Contaminated Lands Assessment has been undertaken by a suitably qualified geotechnical engineer to demonstrate compliance with the requirements of SEPP 55. The findings of this contamination assessment recommends that a detailed contamination assessment be undertaken with remedial actions, where necessary. It has been determined that if all "Areas of Concern" are addressed the land can be remediated to a suitable condition for residential use.

Part of the subject site is identified in Council's Acid Sulfate Soils Map. In the *Preliminary Site Investigation by Douglas Partners* provided with the application it is indicated that the site is located in an area mapped as having no known occurrence of acid sulfate soils (ASS). It is indicated that if ASS are found to be present they can be effectively managed through investigation and a site specific acid sulfate soil management plan (ASSMP).

Flooding and Drainage

Council's existing flood mapping does not extend to this site exemplified by the fact that the existing creek at the rear of the site is not identified on the existing flood maps. Draft Flood Mapping for Lake Macquarie identifies that the limit of the Probable Maximum Flood (PMF) generally aligns with land proposed to be preserved under the E2 zoning.

Mine Subsidence

The site is located within a Mines Subsidence District. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and are likely to be further consulted if a Gateway Determination is issued.

Has the planning proposal adequately addressed any social and economic impacts?

Social Issues

It has been identified that the area is currently quite poorly serviced and is not equipped to accommodate the increase in population envisaged by the development of this type.

It is noted that the draft Lake Munmorah Structure Plan envisages the development of this site and surrounding sites and provides for improved servicing of the area.

Economic Impacts

It is likely that the proposal will have a positive economic impact through construction and ongoing employment and an increase in local spending.

State and Commonwealth Interests

Traffic

It has been acknowledged that the intersection of Pacific Highway and Chain Valley Road is already at capacity and requires a significant upgrade. The Roads and Maritime Services (RMS) will not support the creation of additional lots requiring access to this intersection until the intersection has been upgraded. There are several planning proposals concurrently being considered in this area and all parties are to contribute to the completion of the required works through agreement with Transport for NSW.

Water

The site is connected to mains water supply. There may be a requirement for infrastructure upgrade depending on the eventual scale of development.

Sewer

The site is connected to a nearby sewer main and pumping station. There may be a requirement for infrastructure upgrade depending on the eventual scale of development.

Electricity and Gas

There is currently power to the site.

Internet/NBN

The site is noted as being connected to the NBN.

ATTACHMENT 1 – SUMMARY OF SUBMISSIONS

1. Written Submissions

TRIM doc no.	Issues Raised (Summary)	Response
1. D13505050	<p>Exhibition:</p> <ol style="list-style-type: none"> Structure Plan should be undertaken in conjunction with Budgewoi Lake and Tuggerah Lake for a bigger vision and coordinated response. 	<ul style="list-style-type: none"> The Structure Plan study area was limited to the current size due to practical constraints and is already large. Incorporating further areas would complicate the intent of the Structure Plan, which was to refine future land uses for this part of the LGA only.
2. D13509970	<p>Roads and Transport (Carters Road to Tall Timbers Road):</p> <ol style="list-style-type: none"> Object to the road that is proposed to run behind properties on Deakin Avenue, for the purpose of joining Tall Timbers Road to Carters Road to support "Higher Traffic Volume". Considers that if the proposed low-density residential land in this precinct is approved and development is completed, the existing Pacific Highway can not only handle the additional traffic volume as the main arterial road, the Pacific Highway itself could and should be considered for upgrade before placing a road through a green corridor. Connecting Tall Timbers Road to Carters Road seems to achieve a small traffic improvement in return for significant heartache: <ul style="list-style-type: none"> Reduced quality of life for residents, due to the immediate noise and air pollution. Flora and fauna impacts. Properties less attractive and therefore potentially lowering the value of the properties. Safety concerns as the rear of the properties will become more exposed. My family and I wanted a home that backed on to nature (not another road), and all the other residents in this street wanted the same. It would be terribly saddening for Central Coast Council to renege on yet another green corridor in favour of infrastructure, when "Green" is a major topic of your 2019-2020 plan toward the future of our great area. 	<ul style="list-style-type: none"> Noted. Practically, it may not be possible to construct a connector road as currently proposed within the Structure Plan, due to the presence of an electricity easement, electrical transmission lines, and land ownership issues. It is therefore proposed to amend the Structure Plan to relocate this road connection to Tall Timbers Road through Chisholm Avenue, Lake Munmorah.

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

Attachment 1

Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
3. D13510441	<p>Flooding:</p> <p>1. Concerned about the flood mapping contained within the draft Structure Plan. Would like more information.</p>	<p>- The Flood Mapping provided in the Structure Plan is the best available information that Council currently holds. It is Council's responsibility to utilise best available information when preparing plans such as this Structure Plan, to avoid making recommendations that are inappropriate for the true constraints applicable to certain land.</p>
4. D13510442	<p>Roads and Transport (Carters Road to Tall Timbers Road):</p> <p>1. Concerned about traffic from new residential subdivision cutting through Deakin Avenue, Lake Munmorah.</p>	<p>- Noted. Practically, it may not be possible to construct a connector road as currently proposed within the Structure Plan, due to the presence of an electricity easement, electrical transmission lines, and land ownership issues. It is therefore proposed to amend the Structure Plan to relocate this road connection to Tall Timbers Road through Chisholm Avenue, Lake Munmorah. No decision has yet been made in this regard, however the subdivision pattern of these roads indicates an eventual intention to extend these roads into the adjoining land. Landowners will be consulted about this proposal if a decision is made to align the road through either of these roads.</p>
5. D13510564	<p>Electrical Easement (Carters Road, Lake Munmorah)</p> <p>1. The easement is redundant and should be removed as a consideration within the plan.</p>	<p>- Advice previously received from TransGrid indicates that the full 100m easement, whilst not required at this width at present, will be retained. However, follow up advice was sought in relation to this easement, and TransGrid has advised Council that the unused easement 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.</p>
	<p>Mapping</p> <p>1. The mapping appears to indicate that Darkinjung Local Aboriginal Land Council will take over our land.</p>	<p>- There is no intention or mechanism in place for the Darkinjung Local Aboriginal Land Council to take over privately owned land. The reference to the potential residential subdivision applies to the land adjacent to your property, and is the subject of a current Planning Proposal.</p>
	<p>Drainage</p>	<p>- The drainage corridor follows the natural drainage line that is mapped within Council's Geographic Information System. The Structure Plan</p>

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

Attachment 1

Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	<p>1. The drainage corridor is very wide and question whether this width is necessary.</p> <p>Community</p> <p>1. TAFE NSW should be approached again to discuss locating a TAFE precinct in Carters Road in the future.</p>	<p>mapping is indicative only and will be refined as part of a future Planning Proposal process that will be required to rezone the land for its intended future use.</p> <p>- TAFE NSW have been approached and indicated that there is no plan to provide a facility in the study area for at least the next 20 years.</p>
6. D13513614	<p>Environment:</p> <p>1. Strongly support the Biodiversity Corridor as being of high value to the health of Lake Macquarie and the flora and fauna of this area. This area is unique for Blandfordia (NSW Christmas Bells), Wallabies, Goannas and Echidnas. We are privileged to have this environment on our doorstep. Why is the Biodiversity Corridor not highlighted on the Precinct 7 - Chain Valley Bay map?</p> <p>Exhibition:</p> <p>1. As the shopping centre on the corner of the Pacific Highway and Tall Timbers Road is now the busy hub for the comings and goings of the community in the area, why did not Council consider placing a general exhibition of the Draft Greater Lake Munmorah Structure Plan there, but instead Lake Haven?</p>	<p>- Strong support for Biodiversity Corridor is noted. The Biodiversity Corridor is not highlighted on the Precinct 7 - Chain Valley Bay map as the corridor is not part of this Precinct. The Biodiversity Corridor is Precinct 1 and is identified on the Precinct 1 map.</p> <p>- Feedback in relation to utilising the Lake Munmorah Shopping Centre instead of the Lake Munmorah Bowling Club as part of exhibition activities will be forwarded to the Communications Unit of Council for consideration. In terms of exhibition material, Council policy is to utilise our Library facilities to display the material as Council is in control of these facilities.</p>
7. D13513666	<p>Environment:</p> <p>1. 82 Lloyd Ave, Chain Valley Bay – Property appears to be within Precinct 1 – Green Corridor and would like to know the implications. When property was purchased it did not have a building entitlement and we went through the process to obtain one. Flora and Fauna reports identified four species of frogs, two of which are endangered species - therefore concerned that local MP was promoting a road connection from Carters Road to Scaysbrook Avenue, Chain Valley Bay. Dividing the area that has been identified as a green corridor with a road would be a disaster.</p>	<p>- Precinct 1 map has been amended to remove the building envelope and small cleared area around the dwelling from the Biodiversity Corridor. A road connection from Carters Road to Scaysbrook Avenue, Chain Valley Bay is not supported by the Structure Plan.</p>
8. D13515787	<p>Seems to be nothing but a plan that has already been partly executed and projects that should have been done since 1988. Council has done nothing about infrastructure and we do not</p>	<p>- Council is committed to providing key roads and drainage infrastructure across the Central Coast. Central Coast Council's roads and drainage Capital Works Program includes projects that involve full road reconstructions, road pavement works, kerb/ gutter and drainage</p>

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

Attachment 1

Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	<p>expect this "Draft" to ever eventuate.</p> <p>Drainage:</p> <ol style="list-style-type: none"> Exposed drains unfinished, worse than third world countries. 	<p>installations. In the 2019/20 financial year, Council will deliver roads, transport and drainage projects, representing an investment of almost \$75 million. Practically, the works program needs to be rolled out in an ongoing manner, with more improvements delivered each year.</p>
	<p>Recreation:</p> <ol style="list-style-type: none"> Bodalla St, Lake Munmorah nature park - Not done for thirty years. 	<p>- There are currently no plans to upgrade this passive recreation space to an active recreation space. Residents within this area have easy access to the play space on the Lake Munmorah foreshore.</p>
	<p>Shared Pathways:</p> <ol style="list-style-type: none"> Path around Lake Munmorah is a total waste of ratepayer's money in priority, instead of finishing the uncompleted existing work. 	<p>- Noted. The Structure Plan attempts to address key infrastructure that is required for the growing population.</p>
	<p>Roads - Condition:</p> <ol style="list-style-type: none"> Current condition is terrible. 	<p>- Council is committed to providing key roads and drainage infrastructure across the Central Coast. Central Coast Council's roads and drainage Capital Works Program includes projects that involve full road reconstructions, road pavement works, kerb/ gutter and drainage installations. In the 2019/20 financial year, Council will deliver roads, transport and drainage projects, representing an investment of almost \$75 million. Practically, the works program needs to be rolled out in an ongoing manner, with more improvements delivered each year.</p>
	<p>Roads - Safety/Capacity:</p> <ol style="list-style-type: none"> Pacific Highway from Tuggerah Straight to Doyalson is the most congested road. 	<p>- Noted. The Structure Plan attempts to address key infrastructure that is required for the growing population.</p>
	<p>Infrastructure</p> <ol style="list-style-type: none"> Non-existent. 	<p>- Noted. The Structure Plan attempts to address key infrastructure that is required for the growing population.</p>
9. D13517556 D13536921	<p>Proposal is lacking in basic infrastructure, and does not resolve outstanding environmental issues. The council has predicted a large increase in population, with minimal regards for the people that are already living in the area.</p> <p>Servicing:</p> <ol style="list-style-type: none"> No mention of Natural gas to service the expanding population. 	<p>- As part of the preparation of the Structure Plan, Council has liaised with TransGrid and AusGrid.</p>

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

Attachment 1

Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	<p>Infrastructure:</p> <p>1. No mention of an additional 24-hour manned police station to the area.</p>	- As part of the exhibition of the Structure Plan, the Plan was forwarded to the NSW Police for comments. No response was received. However, State Government agencies are aware that this is an area that is planned for population growth.
	<p>Former Munmorah Power Station site:</p> <p>1. No mention of the former Munmorah Power station site clean-up with regards to Fire Retardant foams (PFOA & PFOS) contamination, or the heavy metal contamination from the ash dam.</p>	- The Structure Plan does not extend to these sites. Clean-up or decontamination of these sites will be a matter for the landowners and dependant on future land use plans.
10. D13522507 D13522508	<p>Before any massive expansion of Lake Munmorah goes ahead, consider:</p> <p>Environment:</p> <p>1. Unsustainable urban sprawl is destroying what is left of the natural world. Adequate space must be left for residents to enjoy an outdoor life.</p> <p>2. New developments should be zoned pet free to ensure pets do not damage wildlife.</p> <p>3. Development should involve the local capture of rainwater, grey water recycling and utilisation of effluent and garbage to generate electricity.</p> <p>4. Development must have solar panels and be built of sustainable materials and designed to be as energy efficient as possible</p>	<p>- Council has identified large areas of land to be set aside as biodiversity corridors as part of this Structure Plan.</p> <p>- It is not practical to enforce any ban on pet ownership for privately-owned dwellings as proposed by the Structure Plan.</p> <p>- Due to State Government complying development policies, it is impossible for Council to enforce these extra sustainability measures for single dwelling housing.</p> <p>- Due to State Government complying development policies, it is impossible for Council to enforce these extra sustainability measures for single dwelling housing.</p>
	<p>Transport:</p> <p>1. Build a rail link to Wyee from the future town centre and onto Gwandalan so that any new residents will not have to be limited to using a car for transport, or a small trolley car system to connect the Lake Munmorah town centre to Wyee and Gwandalan.</p> <p>2. Provision should be made for recharge stations for electric cars</p>	<p>- Noted, however it may not be financially viable to construct such a link, given the relatively small populations living within these areas. Council has proposed to continue advocating for improved public transport, however Residents need to utilise public transport for it to be financially viable to provide more services.</p> <p>- Noted. It is not the role of the Structure Plan to ensure that charging stations are provided for electric cars.</p>
	<p>Economy:</p> <p>1. No major retailers should be allowed to move in as more employment is generated by a village style retail area.</p>	- It is virtually impossible for Council to prohibit major retailers locating within the Lake Munmorah Shopping Centre. Such a policy would also be unlikely to be supported by residents.

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	<p>Community:</p> <ol style="list-style-type: none"> Social housing must be included so the poor have somewhere to live. Community gardens should be incorporated. 	<ul style="list-style-type: none"> - Noted - refer to Council's Affordable Housing Strategy. - Noted - refer to Council's Affordable Housing Strategy.
	<p>Recreation:</p> <ol style="list-style-type: none"> Shared pathways should be included. 	<ul style="list-style-type: none"> - Agreed - refer to the 'Recreation' section of the Structure Plan which proposes an improved network.
11. D13522512	<p>Environment:</p> <ol style="list-style-type: none"> Lived in Kingfisher Shores for 22 years and devastated that bush land nearby will be destroyed for more housing and other proposed development. There are so many animals and bird life in this area that would likely die due to the trees and other flora being cut down and destroyed. We have animals such as Sugar Glider Possums, Common Brush tail possums Tawny Frog Mouth Owls, nesting Sea Eagles, Noisy Miners, Kookaburras, wallabies, <i>Uperoria Mahoni</i> frogs, Eastern long-necked turtles, the list goes on. Along with this, the types of native plant and tree species include a variety of native orchids, <i>Angophora Costata</i> trees, Swamp Mahogany (<i>Eucalyptus robusta</i>) trees, just to name a few. 	<ul style="list-style-type: none"> - Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets.
12. D1352843	<p>Environment:</p> <ol style="list-style-type: none"> The green corridor is essential for the future biodiversity of our native animals and depends on maintaining the link between the coastal regions and the mountain regions. We have a narrow and fragile band of land well worthy of our protection. 	<ul style="list-style-type: none"> - Noted and agreed.
13. D13524879 D13525235	<p>Infrastructure:</p> <ol style="list-style-type: none"> Lack of police presence and already have antisocial behaviour by the young ones. 	<ul style="list-style-type: none"> - As part of the exhibition of the Structure Plan, the Plan was forwarded to the NSW Police for comments. No response was received; however, State Government agencies are aware that this is an area that is planned for population growth and will plan accordingly.
	<p>Public Transport</p> <ol style="list-style-type: none"> Bus timetables are appalling. 	<ul style="list-style-type: none"> - Noted. Council has proposed to continue advocating for improved public transport, however Residents need to utilise public transport for it to be financially viable to provide more services.
	<p>Roads - Condition:</p> <ol style="list-style-type: none"> No kerb and guttering in residential streets. 	

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
		- Council is committed to providing key roads and drainage infrastructure across the Central Coast. Central Coast Council's roads and drainage Capital Works Program includes projects that involve full road reconstructions, road pavement works, kerb/ gutter and drainage installations. In the 2019/20 financial year, Council will deliver roads, transport and drainage projects, representing an investment of almost \$75 million. Practically, the works program needs to be rolled out in an ongoing manner, with more improvements delivered each year.
	Recreation	
	1. Does not support location of skate park across the road from Woolworths.	- Noted. This location is supported due to proximity to active locations such as the Lake Munmorah Shopping Centre, which will improve passive surveillance as well as improve usage of the facility due to convenience factors of co-locating adjacent to a retail provider. This will have a positive impact on safety for users of the facility.
14. D13525063	Environment (Precinct 3 - Kingfisher Shores):	
	1. More houses should not be located close to a coal fired powered station, as the community already puts up with coal dust falling on the outside and inside of houses.	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by a Contamination Report, including reference to any issues associated with proximity to the Power Station.
	2. Flora and fauna present:	
	• Terrestrial orchids are present throughout whole area in question.	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets.
	• Pitted wetland behind the houses in Karoola Avenue, Kingfisher Shores.	
	• White bellied sea eagle nest tree in bush behind Karoola Avenue, Kingfisher Shores. A 250m buffer zone is required.	
15. D13526129	Exhibition:	
	1. Objects to inclusion of San Remo, Budgewoi, Toukley, Buff Point, Blue Haven, Halekulani, Canton Beach, Noraville and Norah Head regions into this Structure Plan – Greater Lake Munmorah curtilage, without further information of what are the externalities proposed in those regions including facts, figures or statistics.	- Noted. Council's Community Engagement Unit are trialling a new technique for community engagement which is area-based rather than simply project based. This involves including information on other projects within the area that may be proposed or currently underway, to gain community feedback on a whole range of issues. In this case, Council staff from many different specialties were available for a 5-hour period and 3-hour period over 2 separate days, and overall 168 people participated face to face at these information sessions. Council considers this to be a successful engagement process in this regard.
	2. Engagement process lacking in encouraging community participation.	- Please see above comments regarding Council's successful 60-day engagement period.

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
3.	Objects to Community Vision stating, "To be completed after public exhibition period". Anything could be added without the community knowing of any changes.	- The purpose of the Community Vision stating "To be completed after public exhibition period" was to enable Council to incorporate the outcomes of the public engagement period. Please refer to this section of the Structure Plan which has been updated to reflect the outcomes of the public exhibition period.
4.	Copies of the plan were not available to the public.	- Copies of the plan were available to the public at the drop-in sessions, at Council's northern libraries and the Civic Centre at Wyong.
5.	Would like Council to provide the Lake Munmorah Community Hall & Chain Valley Bay Community Hall free of charge to allow me to conduct two community forums to allow both sides of the argument to be heard.	- Please see above comments regarding Council's successful 60-day engagement period.
Housing:		
1.	Does not want the repeat of development already in places like Wadalba and Warnervale, where the landscape is effectively denuded and only a sea of grey tiled roofs can be seen for kilometres.	- Noted.
2.	Medium density developments are not what people want in the region and totally against why many have chosen the region to live.	- Noted. Only a small area of medium density residential land is currently proposed.
Servicing		
1.	No indication of the impacts to water & electricity supply, sewage & treatment plants.	- Please refer to the Servicing section of the Structure Plan.
2.	Development Sequencing Plan nor the Development Servicing Plan are not included in the Structure Plan –Greater Lake Munmorah, yet they are the most significant plans needed to make sure that water and sewage can cater for what is proposed.	- Please refer to the Servicing section and Sequencing plan within the Structure Plan.
3.	Sewer Servicing provisions should not be deemed as Minor criteria (P 88).	- Agreed - Sewer Servicing provisions will now be deemed as major criteria.
Community		
1.	No indication of the impacts to the supply of extra classrooms and or teachers, medical services.	- As part of the exhibition of the Structure Plan, the Plan was forwarded to the NSW Police, Education and Health for comments. State Government agencies are aware that this is an area that is planned for population growth.
Drainage		

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	1. No indication of the impacts to drainage and the direct environmental impacts on the Tuggerah Lakes system and Lake Macquarie.	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by a Flooding and Stormwater Assessment.
	Power Station	
	1. Fifty-year-old, unlined dams containing Fly Ash & now illegally bumped asbestos with NO plans for remediation. PFAS and recently diesel contamination of Lake Munmorah and Colongra Bay.	- Noted: Any future proposals to rezone and/or redevelop land will be required to be supported by a Contamination Report.
	Economy	
	1. No jobs in Lake Munmorah. Have those involved with the Structure Plan spoken to or apologised to the local store owners at Lake Munmorah, their families and employees who no longer have a livelihood, due to planning decisions that cater for the developer?	- Noted. Not relevant to the preparation of this Structure Plan. The Structure Plan does, however, aim to provide up to 1,651 new jobs in the future employment lands.
	2. More warehousing, logistics, food manufacturing and other innovative enterprises can only mean more traffic and truck on the roads.	- Noted. However, employment self-containment would be a goal for most residents.
	Environment	
	1. The proposed Biodiversity Corridor is not large enough to sustain any of the native species be them mammals, birds, reptiles or the flora which provides the food & shelter.	- Noted - however the corridor is up to 600m wide in certain places and is suitable for its purpose as a regional corridor.
	2. Plan indicates bushland in North Chain Valley Bay as part of the Biodiversity corridor, yet on page 89 indicates the long-term staging of the same area as Sportsgrounds.	- There are no Sportsgrounds proposed in North Chain Valley Bay.
	3. There is nothing in the Plan that indicates how the Biodiversity Corridor is going to be maintained or by whom?	- Noted - This is an issue beyond the means of the Structure Plan and will need to evolve over the next decade in conjunction with Council, State Government and private landowners.
	4. The Plan on page 8 describes under ENVIRONMENTAL as the need to pursue a program of street tree planting along wider parts of the Pacific Highway median strip, which will assist in safe crossing opportunities for fauna. Yet under the sub-heading of HAZARDS on the very next line, it states to implement a street tree planting program. Are the trees seen by Council as habitat, scenery, tokenistic offsets or a hazard?	- A street-tree planting program is listed in the HAZARDS section relating to climate change impacts (climate change being deemed a hazard, not the trees). Street-trees will assist in providing more shaded areas which will assist residents of the area on extreme heat days.

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	5. Page 90 of the Structure Plan indicates the need to minimise road crossings that disrupt the biodiversity corridor. Can this be clarified or explained?	- It makes sense to minimise road crossings that disrupt the biodiversity corridor. As a result, no new road crossings are proposed by this Structure Plan.
	Roads - Safety/Capacity	
	1. Tall Timbers Rd/Carters Rd, Ruttleys Rd/Tall Timbers Rd, Chain Valley Bay Rd/Carters Rd connections will be used as an alternative route for school drop downs and pick-ups to alleviate some traffic congestion, yet it also opens further development and destroys bushland.	- Noted.
	2. Lowering the Pacific Highway speed limit will add to traffic congestion.	- The current speed limit on the Pacific Highway is considered inappropriate from a safety perspective, especially given the area is planned for a growing population to the north of the Pacific Highway. Council is of the view that a lower speed limit would improve connectivity between north and south, and would not add to congestion. A Road Development Strategy study has been completed which confirms this view.
	Public Transport	
	1. Proposal for a bus interchange within the Lake Munmorah Local Centre makes the quiet township equivalent to Lake Haven or beyond. Public transport in the northern part of the Central Coast is terrible - Bus shelters from suburb to suburb rarely exist. Council has already declared that shelters are the Bus Company's responsibility with Central Coast Council accepting no responsibility.	- Noted. Council has proposed to continue advocating for improved public transport, however Residents need to utilise public transport for it to be financially viable to provide more services.
	2. Page 77 states that Bus stops are provided in locations nominated by the relevant authority with Council having the responsibility, yet Council has previously stated it is not their responsibility.	
	Recreation:	
	1. Inclusion and Accessibility not mentioned in GLMSP.	- Inclusion and Accessibility can be incorporated into development at design stage. The Structure Plan is a high-level document that does not go into design detail.
	2. Accessibility of existing parks for disabled and aged is disgusting.	
16. D13526782	Retired to property 5 years ago for current nature of the area. Will relocate if development goes ahead.	
	Roads - Condition:	

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	1. No kerb and guttering in Kingfisher Shores which creates a problem in heavy rain, so I would assume our rates will contribute to the new estate giving them what we don't even have.	<ul style="list-style-type: none"> - Council is committed to providing key roads and drainage infrastructure across the Central Coast. Central Coast Council's roads and drainage Capital Works Program includes projects that involve full road reconstructions, road pavement works, kerb/ gutter and drainage installations. In the 2019/20 financial year, Council will deliver roads, transport and drainage projects, representing an investment of almost \$75 million. Practically, the works program needs to be rolled out in an ongoing manner, with more improvements delivered each year. - Road and drainage work in new development areas would be provided at the Developer's expense.
17. D13527454	<p>Roads - Safety/Capacity:</p> <p>1. Doyalson should not be forgotten. The Pacific Highway up from the Doyalson RSL club is chaotic and just getting out of driveway is a nightmare. Hoping this is rectified.</p>	<ul style="list-style-type: none"> - Noted however Doyalson is not within the study area. Doyalson RSL is currently looking at development options and this will provide an opportunity to review transport concerns.
18. D1351402	<p>Moved to area for current nature of the area.</p> <p>Roads - Safety/Capacity:</p> <p>1. New homes proposed in Kingfisher Shore with lots of cars to exit one road - bad idea.</p> <p>Roads - Condition:</p> <p>1. No kerb & guttering.</p>	<ul style="list-style-type: none"> - Noted - any future proposals to rezone and/or redevelop land will be required to be supported by a Traffic Study. - Council is committed to providing key roads and drainage infrastructure across the Central Coast. Central Coast Council's roads and drainage Capital Works Program includes projects that involve full road reconstructions, road pavement works, kerb/ gutter and drainage installations. In the 2019/20 financial year, Council will deliver roads, transport and drainage projects, representing an investment of almost \$75 million. Practically, the works program needs to be rolled out in an ongoing manner, with more improvements delivered each year.
	<p>Recreation:</p> <p>1. Shared path will only allow thefts to occur in our peaceful area as Mannering Park has lots of robberies.</p>	<ul style="list-style-type: none"> - Noted, however it is Council's view that improvements to the shared pathway network are mainly positive for the wider community.
19. D13533961	<p>Roads - Condition:</p> <p>1. No kerb & guttering. This would improve overall appearance of homes and area.</p>	<ul style="list-style-type: none"> - Council is committed to providing key roads and drainage infrastructure across the Central Coast. Central Coast Council's roads and drainage Capital Works Program includes projects that involve full road reconstructions, road pavement works, kerb/ gutter and drainage installations. In the 2019/20 financial year, Council will deliver roads,

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
20. D13537965	<p>Environment:</p> <ol style="list-style-type: none"> 1. Kingfisher Shores - It is noted on your plan vulnerable and endangered vegetation which clearly overlapped the areas mapped as future residential and recreational areas. Will Council ensure not one specimen and area of this endangered vegetation is removed or endangered? The Charmhaven Apple Gum is endemic to this area and should be protected at all cost even if development in that area cannot go ahead as those trees cannot be replaced. 2. Lake Munmorah - Residential development along Tall Timbers Road does not seem appropriate given the natural vegetation and obvious habitat areas for the fauna. 3. Biodiversity Corridor - If Darkinjung Local Aboriginal Land Council are granted their land claim over part of this land, will they keep that area as an environmental zone like Council plans to do? Community members concerned as the area is full of native wildlife. 	<p>transport and drainage projects, representing an investment of almost \$75 million. Practically, the works program needs to be rolled out in an ongoing manner, with more improvements delivered each year.</p> <ul style="list-style-type: none"> - Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets. - Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets. - Council cannot provide an answer to this question, other than to advise that the land claimed by the Local Aboriginal Land Council that is located within the identified corridor is located within a regional biodiversity corridor and subject to several constraints.
21. D13545177	<p>Land Rezoning Request:</p> <ol style="list-style-type: none"> 1. Consideration should be given to including the subject property (50 Findlay Avenue, Chain Valley Bay) as potential future low-density residential land, for the following reasons: <ul style="list-style-type: none"> - Land directly south of the site is proposed residential land within the draft GLMSP. - This property is currently separated from the southern property by a Crown road, which provides access to the property. An application is currently being prepared to purchase the Crown Road to form a natural extension for low-density residential development. - Proposed residential development on these lots adjoins existing residential development to the south and provides existing service infrastructure to facilitate development of the subject sites. 	<ul style="list-style-type: none"> - Noted and agreed. The site (Lot 426 DP755266) has now been identified as a logical extension to the residential area of Chain Valley Bay, and the Lakeside Lifestyle Community at 60 Findlay Avenue, Chain Valley Bay. It is noted that land immediately to the north is owned by the National Parks and Wildlife Service and is an important connection to the Lake. An area of EEC (Subtropical Coastal Floodplain Forest of the NSW North Coast Bioregion) is located within the north of the subject site (Lot 426 DP755266) and should be retained to provide a wider biodiversity corridor to the Lake.

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	<ul style="list-style-type: none"> - Together the proposed residential lots would contribute to the supply of residential land helping to reduce the demand for land and lesson the housing shortage crisis. - The subject site is not flood affected. - The land is currently utilised as rural residential development consisting of a cleared area surrounding a single residence and a mix of vegetation types. Land to the north adjacent the caravan park is primarily cleared providing an Asset Protection Zone for the caravan park. Land to the south is managed rural / residential land. - Land to the east and north-east is open scrubland. 	
22. D13551040	<p>Roads - Safety/Capacity</p> <ol style="list-style-type: none"> 1. Supports effort to join up areas like Lake Munmorah with Chain Valley Bay and Gwandalan and Summerland Point, by joining up Carters, Tall Timbers and Rutleys Roads. 2. Supports the plan to improve the intersection of Pacific Hwy and Chain Valley Bay Road. <p>Economy:</p> <ol style="list-style-type: none"> 1. Supports the idea of making a Town Centre of Lake Munmorah Shopping Centre, and not just a supermarket. 	<ul style="list-style-type: none"> - Noted. - Noted.
23. D13551107	<p>Electrical Easement (Carters Road, Lake Munmorah)</p> <ol style="list-style-type: none"> 1. Objects to reference to property (64 Carters Road, Lake Munmorah) as being subject of an electricity easement, precluding possible development. This easement is now vested in Ausgrid who have advised that a large part of the easement is no longer needed and can be extinguished. The easement was originally established for a high voltage transmission line to cater for a possible power station to be located at Pt. Wolstoncroft. This did not eventuate, and the major part of the easement is now defunct. Ausgrid have provided plans which show that the easement should only cover 10 meters either side of the existing 132kv line located on the Carters Fire Trail. It is therefore submitted that most of the property is not impeded, which would allow residential development as part of Precinct 16, referred to in the North Wyong Shire Structure Plan. 	<ul style="list-style-type: none"> - Advice previously received from TransGrid indicates that the full 100m easement, whilst not required at this width at present, will be retained. However, follow up advice was sought in relation to this easement, and TransGrid has advised Council that the unused easement 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.

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
24. D13552538	<p>Land Rezoning Request:</p> <ol style="list-style-type: none"> 1. Consideration should be given to including the subject property (335 Pacific Highway, Lake Munmorah) as potential commercial land as the site is operating as a service station currently. 2. Consideration should also be given to including 365 and 690 Pacific Highway, Lake Munmorah, and 223 Elizabeth Bay Drive, Lake Munmorah) as potential commercial land. 	<ul style="list-style-type: none"> - 335 Pacific Highway, Lake Munmorah - As Council advised in a letter dated 4 March 2019, the site is currently being investigated for rezoning as part of RZ/2/2019. However, a commercial zone may not be supported given the range of future additional uses that this would enable. - 365 Pacific Highway, Lake Munmorah - This site is identified in the Structure Plan as having potential for future residential development, subject to appropriate investigation being carried out. - 690 Pacific Highway, Lake Munmorah - Considered inappropriate for commercial zoning at this time. - 223 Elizabeth Bay Drive, Lake Munmorah - Considered inappropriate for commercial zoning at this time.
25. D13554782	<p>Power Station:</p> <ol style="list-style-type: none"> 1. The significantly sized former Munmorah power station site should be included in the GLMSP as it is the missing link between the future redevelopment of land to the north for residential and employment generating purposes, existing residential development to the south and the mix of existing and anticipated future residential and employment generating uses to the west of the site. The site presents a unique opportunity to contribute to the Structure Plan in the following ways: <ul style="list-style-type: none"> - Expand and connect the proposed employment land in Precinct 2, by proposing industrial uses within the triangle parcel of land in the north-western corner of the site. This industrial parcel could be delivered in an accelerated manner as it has existing access to the Pacific Highway, is largely unconstrained and is in single ownership. - Potentially expand and connect to the existing residential land in Precinct 6, by proposing larger parcels of residential lots in the north-eastern corner of the site, located on the western side of Saliena Avenue. - Expanding the biodiversity corridor, creating the south-north biodiversity corridor connection through the site. - Potentially provide walking and cycling tracks through parts of the site which can connect to the existing Recreation 	<ul style="list-style-type: none"> - Noted. However, the site has unique issues and opportunities that will be better dealt with by preparation of a separate Master Plan. Council has no immediate plans to prepare a Structure Plan for Doyalson.

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	Land along the southern boundary of the Structure Plan, expanding the recreational open space network. If the site cannot be included as part of the GLMSP we request that a separate Structure Plan be prepared by Council, which includes this site and Doyalson. If a separate Structure Plan is to be prepared, we would like to understand the timeframes for this to occur.	
26. D13554886 D13566857	Stated that full submission would follow, however no follow-up submission received.	- Noted.
27. D13554900	<p>Rezoning process:</p> <p>1. There should be no 'spot rezoning' for this structure plan. Once the design has been settled, via adequate and meaningful consultation and evidence, the NSW Government Department of Planning, in conjunction with the Central Coast Council, should do a complete rezoning of the affected areas and then present it the landowners.</p> <p>Roads - Safety/Capacity</p> <p>1. Urbanisation should be concentrated along the established public transport routes, particularly the railway line combining low and medium density residential development. This approach would easily allow the Central Coast to reach the NSW Government's stated population intake, reduce car dependent suburbs and pollution and greenhouse gas emissions.</p> <p>2. Essential that lights are installed at the intersection of Chain Valley Bay Road and the Pacific Highway.</p> <p>3. Gridlock at the intersection of Carters Road and the Pacific Highway around school starting and finishing times.</p> <p>Environment:</p> <p>1. The wildlife corridor needs to be developed based on scientific evidence of the native flora and fauna and their requirements. Comprehensive studies must be undertaken before any wildlife corridor is determined. In mid-May 50 Swift Parrots, one of Australia's most critically endangered birds, were located at the</p>	<p>- Noted, however Council's policy is to require landowners to prepare the studies and justification for a Planning Proposal</p> <p>- New development is proposed in proximity to the Pacific Highway, an important transport corridor.</p> <p>- New development relying on Chain Valley Bay Road will not be approved prior to commitment being made to fund a signalised intersection at the Pacific Highway.</p> <p>- Council and the Roads and Maritime Services are aware of the issues at Carters Road and are currently preparing a Traffic Study in conjunction with traffic experts to address these issues.</p> <p>- Noted - however the corridor is up to 600m wide in certain places and is considered to be suitable for its purpose as a regional corridor.</p>

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	Joshua Porter Reserve, Chain Valley Bay. The corridor is inadequate in at least one section where it narrows to 100 m. Edge effects on a 100 m corridor would render it unusable for some wildlife and introduce more weeds.	
2.	This proposed development will negatively impact the environmental health of both Lake Macquarie and Lake Munmorah.	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by a Flooding and Stormwater Assessment.
3.	Appropriate native street trees throughout the development must be planted and maintained by the developer for a minimum of three years to ensure their establishment and survival.	- Noted - The Structure Plan includes actions to implement street tree plantings in appropriate locations. New residential developments will also be required to implement street tree plantings.
Drainage:		
1.	Will developers be required to install the gross pollutant traps, swales, detention and retention basins and other measures required to manage the sediment and run off created by their residential developments or will ratepayers end up paying as we have at other locations where residential development has adversely impacted our environment and waterways?	- Roads and drainage work in new development areas will be provided at the Developer's expense.
Economy:		
1.	Employment lands should be consolidated to provide for better wildlife protection.	- Noted.
Recreation:		
1.	The development must contain appropriate open space (bushland reserves, natural parks and playgrounds) catering for both the Under 10's and older children. Development designed to create passive surveillance of outdoor recreation areas and natural spaces is also desirable with all housing to be constructed within 400 m of an open space precinct.	- The Structure Plan area has plentiful passive open space areas and proposes new active open space areas to cater for both existing and proposed new residents.
2.	Contributions should be sought from developers for the continuation of the shared pathway linking these new communities safely to Mannering Park in the south and Gwandalan in the north.	- Noted.
Community:		

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	1. With no easy access to transport and employment, these areas have the potential to become very socially isolated and economically disadvantaged communities with all the attendant problems.	- Noted - The employment areas in proximity to the residential areas is intended to provide a high level of employment self-containment for the study area.
28. D13554910	Exhibition: 1. Time period should be extended.	- Noted. Council undertook a successful 60-day engagement period with 168 people participating face to face at information sessions. 49 formal submissions were received, with 168 pins dropped on the Social Pinpoint interactive map of the plan.
	Public transport: 1. Development should be opened up and intensified along the public transport links, particularly, the railway corridor. This development could be a mixture but include low rise medium density housing. This would accommodate all of the projected population increase required by the State government.	- New development is proposed in proximity to the Pacific Highway, an important transport corridor.
	Environment: 1. Concerned about significant loss of biodiversity. 2. Greenfield development in a sensitive coastal area that provides catchment for both Lake Macquarie and Lake Munmorah is totally inappropriate and will cause further significant environmental damage. 3. The area contains wildlife that are already threatened or under pressure such as gliders and the osprey; it has significant wetland area and provides a corridor of native bush and informal hobby farm land to support the native fauna and flora. Has the Central Coast Council or other NSW Governmental body undertaken a thorough and comprehensive study to determine these, and, if so, has that information been shared with the public to make sure the proposed corridor will support all of the uses by our native fauna and birds? 4. The proposed wildlife corridor is inadequate and narrows to 100 m at one point. The Wadalba Wildlife corridor should serve as an example that shows that inadequate mapping of species beforehand and inadequate corridor width have led to disastrous outcomes for the Powerful Owl and other native species. It is no more than a bush reserve that people use to	- Noted. - Noted - any future proposals to rezone and/or redevelop land will be required to be supported by a Flooding and Stormwater Assessment. - Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets. - Noted - however the corridor is up to 600m wide in certain places and is suitable for its purpose as a regional corridor.

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	<p>exercise their dogs and engage in other human outdoor pleasure pursuits. Some native fauna will survive but only those that have been able to adapt to the intrusion of humans, the others will have perished or be on the verge.</p> <p>5. Lake Munmorah was the only lagoon in the Tuggerah Lake system to score an A in the State's recent report on the system's ecological health. This was due, in large part, to it having the least amount of urbanisation around its foreshore. The other lakes in the system rated B's and C's</p>	<p>- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by a Flooding and Stormwater Assessment.</p>
	<p>Drainage</p> <p>1. Drainage will be a huge cost either to the developer or ratepayers with both detention and retention basins required along with gross pollutant traps and swales.</p>	<p>- Roads and drainage work in new development areas would be provided at the Developer's expense.</p>
	<p>Economy</p> <p>1. There is no need for further employment lands at this stage or in the near future as stated in the plan. There is currently excess employment land available in the north of the Central Coast Council area and more would come on line when the Wyong Economic Zone is realised. Hence, not many people living in the new residential areas would be able to work locally; nearly all would have to travel by private car to other areas of the coast, Newcastle or train stations to access employment. This would severely impede and congest traffic along the Pacific Highway north and south.</p>	<p>- Noted - The proposed employment areas in proximity to the existing and proposed residential areas is intended to provide a high level of employment self-containment for the study area.</p>
29. D13554923	<p>Electrical Easement (Carters Road, Lake Munmorah)</p> <p>1. Objects to reference to property (64 Carters Road, Lake Munmorah) as being subject of an electricity easement, precluding possible development. This easement is now vested in Ausgrid who have advised that a large part of the easement is no longer needed and can be extinguished. The easement was originally established for a high voltage transmission line to cater for a possible power station to be located at Pt. Wolstoncroft. This did not eventuate, and the major part of the easement is now defunct. Ausgrid have provided plans which show that the easement should only cover 10 meters either side of the existing 132kv line located on the Carters Fire Trail. It is therefore submitted that most of the property is not impeded,</p>	<p>- Advice previously received from TransGrid indicates that the full 100m easement, whilst not required at this width at present, will be retained. However, follow up advice was sought in relation to this easement, and TransGrid has advised Council that the unused easement 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.</p>

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	which would allow residential development as part of Precinct 16, referred to in the North Wyong Shire Structure Plan.	
30. D13554928	<p>Electrical Easement (Carters Road, Lake Munmorah)</p> <p>1. Objects to reference to property (64 Carters Road, Lake Munmorah) as being subject of an electricity easement, precluding possible development. This easement is now vested in Ausgrid who have advised that a large part of the easement is no longer needed and can be extinguished. The easement was originally established for a high voltage transmission line to cater for a possible power station to be located at Pt. Wolstoncroft. This did not eventuate, and the major part of the easement is now defunct. Ausgrid have provided plans which show that the easement should only cover 10 meters either side of the existing 132kv line located on the Carters Fire Trail. It is therefore submitted that most of the property is not impeded, which would allow residential development as part of Precinct 16, referred to in the North Wyong Shire Structure Plan.</p>	<p>- Advice previously received from TransGrid indicates that the full 100m easement, whilst not required at this width at present, will be retained. However, follow up advice was sought in relation to this easement, and TransGrid has advised Council that the unused easement 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.</p>
31. D13554939	<p>Electrical Easement (Carters Road, Lake Munmorah)</p> <p>1. Objects to reference to property (64 Carters Road, Lake Munmorah) as being subject of an electricity easement, precluding possible development. This easement is now vested in Ausgrid who have advised that a large part of the easement is no longer needed and can be extinguished. The easement was originally established for a high voltage transmission line to cater for a possible power station to be located at Pt. Wolstoncroft. This did not eventuate, and the major part of the easement is now defunct. Ausgrid have provided plans which show that the easement should only cover 10 meters either side of the existing 132kv line located on the Carters Fire Trail. It is therefore submitted that most of the property is not impeded, which would allow residential development as part of Precinct 16, referred to in the North Wyong Shire Structure Plan.</p>	<p>- Advice previously received from TransGrid indicates that the full 100m easement, whilst not required at this width at present, will be retained. However, follow up advice was sought in relation to this easement, and TransGrid has advised Council that the unused easement 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.</p>
32. D13554948	<p>Lakes:</p> <p>1. Dig a channel between Lake Munmorah & Chain Valley Bay connecting the lake systems. The land values along this channel would pay for the project.</p>	<p>- Noted. This is not feasible or supported by the Tuggerah Lakes Estuary Management Plan. This issue will be further addressed through development of the Tuggerah Lakes Scoping Study and development of a new Coastal Management Program.</p>

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	2. Open The Entrance channel, build a sea harbour wall / marina would increase usage and tourism again would pay for the project.	- The Entrance is not within the Structure Plan study area and is not in the scope of a Structure Plan.
33. D13570432	<p>Precinct 7 - Chain Valley Bay</p> <p>Roads - Safety/Capacity:</p> <p>1. The proposed development is inappropriate as Chain Valley Bay Road already experiences considerable congestion due to the high number of lifestyle village residents. The proposed development increases congestion and reduces amenity to existing residents.</p> <hr/> <p>Public Transport:</p> <p>1. Lacks regular public transport therefore private vehicle use will increase. This will result in increasing carbon emissions.</p> <hr/> <p>Lakes:</p> <p>1. Extra housing will increase contamination of Lake Macquarie with associated run off.</p> <hr/> <p>Economy:</p> <p>1. The site is most inappropriate because it is remote from employment opportunities.</p> <hr/> <p>Community:</p> <p>1. There no amenities for residents in Chain Valley Bay North. This is the most compelling reason why housing development should not proceed.</p>	<p>- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by a Traffic Assessment and endorsed by the Roads and Maritime Services.</p> <hr/> <p>- Council has proposed to continue advocating for improved public transport, and has undertaken consultation with Busways to determine how to improve public transport service to the study area.</p> <hr/> <p>- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by a Flooding and Stormwater Assessment.</p> <hr/> <p>- Noted - The proposed employment areas in proximity to the existing and proposed residential areas is intended to provide a high level of employment self-containment for the study area.</p> <hr/> <p>- As part of the exhibition of the Structure Plan, the Plan was forwarded to the NSW Police, Education and Health for comments. State Government agencies are aware that this is an area that is planned for population growth. Council's Social Planning and Open Space and Recreation Units are also actively planning for future facilities for the study area.</p>
34. D13565746	<p>109, 115, 125, 135, 141, 147, 155, 163 Elizabeth Bay Drive, Lake Munmorah</p> <p>Rezoning request:</p> <p>1. Land should be removed from the biodiversity corridor. This land does not fit the definition of a biodiversity corridor as provided in the plan. The North Wyong Shire Structure Plan (NWSSP) defines these sites as "Strategically located, constrained sites subject to further investigation and offset</p>	<p>- The Structure Plan biodiversity mapping does not include an area at the street frontage of properties 109, 115, 125, 135, 141, 147, 155, 163 Elizabeth Bay Drive, Lake Munmorah. This area reflects Council's previous correspondence to landowners that consideration would be given to rezoning of this area of land, subject to any proposed new</p>

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	<p>strategies to define conservation requirements and development potential".</p> <p>2. This land is not strategically located to support the movement of fauna as the only movement this land would provide to fauna is on to Elizabeth Bay Drive. The bordering National Park allows for many kilometres of free movement of fauna.</p> <p>3. Consideration should be given to including the subject property as being considered for potential rezoning to residential in view of the in-principal agreement of council to rezone this land to residential as outlined in its correspondence of the 22nd February 2011 to Mr Coombs MP.</p> <p>4. Review of the proposed road referred into in the diagram of the 22nd February 2011 to Mr Coombs MP, which seems to have neither beginning or end, is drawn to require the demolition of a \$600,000 home and is of uncertain purpose given the recent construction by the NPWS of a substantial and well-maintained fire trail.</p>	<p>residential subdivision being separated from the sensitive vegetation at the rear by a road interface. Multiple Gunbarrel driveways with battle-axe allotments will not be supported.</p> <p>- The sensitive vegetation at the rear of these properties is subject to the Swamp Sclerophyll Forest of Coastal Floodplains ecologically endangered community and is an important part of the wider north-south corridor, not east-west to Elizabeth Bay Drive.</p> <p>- The Structure Plan mapping has been amended to identify the street frontage of properties 109, 115, 125, 135, 141, 147, 155, 163 Elizabeth Bay Drive, Lake Munmorah. This area reflects Council's previous correspondence to landowners that consideration would be given to rezoning of this area of land, subject to any proposed new residential subdivision being separated from the sensitive vegetation at the rear by a road interface. 8 Gunbarrel driveways with multiple battle-axe allotments will not be supported.</p> <p>- See above comments.</p>
35. D13652303	<p>Environment</p> <p>1. It is extremely important that the areas of bushland both sides east and west of Kanangra Drive leading into Gwandalan and Chain Valley Bay Road should remain untouched. These areas sit in the heart of the green corridor between the Watagan Mountains and Catherine Hill Bay and are an extremely important wildlife habit for numerous species of native birds, wallaby's and other native mammals. I strongly believe this area should be completely protected from urban development for many reasons, particularly for ecological impacts due to loss of valuable native vegetation, wildlife habit and urban pollution. It would be a much more viable and sustainable option for Council to develop already cleared and degraded land rather than destroying healthy ecosystems.</p>	<p>- Noted. The draft Greater Lake Munmorah Structure Plan aims to provide a firmer boundary for the regional biodiversity corridor, as well as identifying numerous other local corridors for retention. Retention of key habitat and connections is an important outcome of this project.</p>

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2. Social Pinpoint Comments

	Specific Area	Issues Raised (Summary)	Response
1.	Precinct 1 - Biodiversity Corridor	Environment 1. The green corridor is important to the future biodiversity of this area. The native animals that frequent this corridor depend on this area otherwise the link between the coastal regions and the mountain regions will be closed forever. This is a narrow fragile band of land well worthy of our protection. Once it is gone there is no getting it back.	- Noted and agreed.
2.	Budgewoi	Roads - Safety/Capacity (Budgewoi) 1. The left hand turn out of Scenic Drive on to Pacific Highway needs to have the power poles moved to allow Scenic Drive to be widened to let the traffic flow onto the Pacific Highway. At the moment there is always a hold up if there are more than 5 cars waiting to proceed to Wyee Road. This is worse in peak hour as the hold up can back up to Wills Road, San Remo.	- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
3.	Budgewoi	Roads - Safety/Capacity (Budgewoi) 1. When will Richardson Road be upgraded? - Widened for bus route - Angled parking near Wills Road - Turning width at intersection	- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
4.	Buff Point	Recreation (Buff Point) 1. Master Locksmiths Access Key (MLAS) required for Buff Point oval.	- Noted. However, this is outside the study area for the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
5.	Precinct 3 - Kingfisher Shores	Environment 1. Eagles nest located at water's edge opposite Macquarie Shores Village (187 Tall Timbers Road, Doyalson North)	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets.

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	Specific Area	Issues Raised (Summary)	Response
6.	Precinct 6 - Kamilaroo Avenue	Recreation 1. Youth Engagement <ul style="list-style-type: none"> - More timed lights in youth activity areas i.e. skate parks, parks etc. - More youth engagement activities and programs specific to the area. - Young people need to be better investigated and catered for their needs. 	<ul style="list-style-type: none"> - Youth Engagement: Noted. Central Coast Council has developed a Draft Youth Strategy and the Central Coast Council's Youth Service's team will be continuing more outreach activities in the North. Comments will be forwarded to Council's Community Planning and Services section for review.
7.	Lake Munmorah	Tourism 1. Signage on the M1 to direct people coming from Sydney to access information centres. For example, the sign on Wallarah Road.	<ul style="list-style-type: none"> - Signage on the M1 is a matter for the Roads and Maritime Services.
8.	Lake Munmorah	Recreation (Lake Munmorah) 1. Dogs running loose on the end of the pathway at Kamilaroo Ave, Lake Munmorah needs policing by rangers. 2. Mowing of area at end of pathway and maintenance of tables and chairs is required.	<ul style="list-style-type: none"> - Noted. However, this is outside the scope of the Structure Plan. Comments will be forwarded to Council's Community Safety section for review. - Noted. However, this is outside the scope of the Structure Plan. Comments will be forwarded to Council's Open Space and Recreation Unit for review.
9.	Precinct 6 - Kamilaroo Avenue	Environment 1. Need to protect the creek going through Lakeside Leisure Village Kamilaroo Ave and the swamp in the reserve at this site	<ul style="list-style-type: none"> - Any future development of Kamilaroo Avenue would be subject to the standard requirement to a prepare stormwater management plan which will include measures to ensure stormwater runoff from the site is maintained at pre-development flows.
10.	Precinct 6 - Kamilaroo Avenue	Drainage 1. Drainage along proposed Kamilaroo Ave Development is critical to link in with underground creek at 51 Kamilaroo Avenue and swamp in reserve to protect the lake from runoff.	<ul style="list-style-type: none"> - Any future development of Kamilaroo Avenue would be subject to the standard requirement to a prepare stormwater management plan which will include measures to ensure stormwater runoff from the site is maintained at pre-development flows.
11.	Precinct 1 - Biodiversity Corridor	Economy 1. Job creation should be a priority.	<ul style="list-style-type: none"> - Agreed. The draft Structure Plan identifies enough future employment land to accommodate up to 1,651 new jobs in the area.
12.	Munmorah Power Station	Power Station - Former Munmorah 1. This is an unlined Ash dam that has had asbestos put in it and now leaches into Lake Munmorah. This needs to be filled as before the power station or turned into something good for the Lakes like a monitoring station and breeding area	<ul style="list-style-type: none"> - Noted. The owners of the former Munmorah Power Station site are currently preparing a Masterplan for the site, to identify future opportunities both for the community as well as future development opportunities. As part of this process, contamination issues will need to be thoroughly investigated and remediation actions may be required. Public consultation will also be undertaken, to determine what the community would like for the future of this site.

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Specific Area	Issues Raised (Summary)	Response
	for Crustaceans and oysters which will clean the lakes.	
13. Munmorah Power Station	<p>Power Station - Former Munmorah</p> <p>1. Tree Die off from the power station needs to be investigated. Soil and water needs to be tested for heavy metals and returned to how it was before the power station outlet and canal.</p>	- Noted. See above.
14. Vales Point Power Station	<p>Power Station - Vales Point</p> <p>1. This should not be ash dam this is a natural wetland that reached from the mountains to the sea the ash dam was originally not all of Mannering lake but has grown into this.</p>	- Noted. However, this is outside the scope of the Structure Plan.
15.	<p>Lake Quality</p> <p>1. Letting some fresh Ocean water in here and diverting the unnatural fresh water inflow into a wetland instead of the lake would help here.</p>	- Noted. This is not feasible or supported by the Tuggerah Lakes Estuary Management Plan. This issue will be further addressed through development of the Tuggerah Lakes Scoping Study and development of a new Coastal Management Program.
16. Toukley	<p>Environment</p> <p>1. Toukley Wetlands/Budgewoi Road: A Study needs to be done in this area there is a lot that is not known such as which parts have been filled and the Marine life has never been documented. There are Hydroids and sea anemone in the lake here and it is silting up due to unnatural runoff. This area was the original crossing point for the Aboriginals and the early settlers.</p>	- Noted. Toukley Wetland is mapped as a Coastal Wetland under the Coastal management SEPP (2018) and the surrounding land supports Coastal Saltmarsh Endangered Ecological Community which affords it protection from development. In addition, Council has invested in the rehabilitation of foreshore vegetation between Slade Park and Toukley Golf Course as well as the fringes of Toukley wetland. Comments will be forwarded to the relevant Unit of Council for review.
17. Toukley	<p>Environment</p> <p>1. Toukley Golf Course: This area also needs further study as is part of an ancient sand delta this is now the main weed bank in the area fed by pit toilets nutrients and fertilizers from the golf course there is also endangered animals including marine that is not documented.</p>	- Noted. See above

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Specific Area	Issues Raised (Summary)	Response
18. Toukley	<p>Environment</p> <p>1. Toukley Wetlands: This area also needs to be part of a study this area is Tropical and subtropical forest with many rare and endangered animals this area has been neglected and treated Badly it needs to be protected a few boardwalks through here would equal anything in the country Tourist would come from around the world, at present it is a huge waste and from the environmentalist perspective it is embarrassing for our council and community.</p>	- Noted. See above
19. Toukley	<p>Environment:</p> <p>1. Toukley Sewerage Treatment Plant needs to be moved to the other side of the lake, further inland away from the lake ocean and wetlands</p>	- Noted. However, the sewage treatment plant will remain in its current location. In addition to the replacement value of the existing sewage treatment plant (over 30 million dollars) there is also an extensive network of assets which transfer sewage to the existing sewage treatment plant location which would require relocation at significant cost. It is also noted treated effluent from this plant and others is transferred to the Norah Head ocean outfall via a substantial tunnel which commences at the existing sewage treatment plant. The Council's treatment plants operation and effluent quality are monitored and regulated by the New South Wales Environment Protection Agency (EPA). This agency sets the goal posts that Council must achieve with respect to impacts to the environment.
20. Toukley	<p>Heritage</p> <p>1. Toukley Golf Course: This area has great historical significance and needs to be documented!</p>	- Noted. However, this is outside the scope of the Structure Plan. Comments will be forwarded to the relevant Unit of Council for review.
21. Precinct 8 - Northern Lake Munmorah	<p>Recreation (Lake Munmorah)</p> <p>1. There is a lack of fitness equipment (moving kind) and children's playground.</p>	- Noted. The Structure Plan identifies potential locations for new playgrounds to service the growing community. The Structure Plan aims to locate a playground within 400m (as the crow flies) of all residents (existing and future). The play space strategy is also currently being developed. Fitness equipment stations will be installed along the Mannering Park foreshore in July 2019. Feedback will be forwarded to Council's Open Space and Recreation Unit.
22. Precinct 7 - Chain Valley Bay	<p>Roads - Safety/Capacity</p> <p>1. The draft plan is confusing in relation to the proposed extension of Carters Rd to Scaysbrook Ave. No map in either chapter of the plan include</p>	- There is no road proposed as an extension of Carters Road to Scaysbrook Avenue. Such a road is not supported due to the requirement for any road extension to bisect the regional biodiversity corridor. Alternative road connections have been proposed that do

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Specific Area	Issues Raised (Summary)	Response
	where the proposed road would be located. It is critical to leave the shared path.	not require bisecting of the regional biodiversity corridor, such as Chain Valley Bay Road to Carters Road.
23. Precinct 7 - Chain Valley Bay	<p>Economy</p> <p>1. The Chain Valley Bay Community Centre is located in Scaysbrook Ave. The shops are in Lloyd Ave, not connected with the Centre as stated in the Plan. There is no General Store as stated in the Plan. The owners of 33 years retired last year, the shop was sold but the new owner went out of business. This is a great pity.</p>	- No reference to the Community Centre being connected to the Neighbourhood Centre could be found within the document. Council is aware that these are separately located. Reference to the general store will be removed from the Structure Plan.
24. Precinct 6 - Kamilaroo Avenue	<p>Roads - Condition:</p> <p>1. Kamilaroo Road condition is bad, no drainage provided. Concerned about the extension of Saliene Avenue to Kamilaroo Road and the extra traffic this will bring.</p>	- Noted. Any future extension of Saliene Avenue to Kamilaroo Road will need to consider the existing road condition and be coordinated with any upgrades deemed necessary.
25. Precinct 9 - Southern Lake Munmorah	<p>Roads - Condition:</p> <p>1. Roads are badly maintained, and drainage is terrible - drainage ditches are a hazard.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
26. Lake Munmorah	<p>Roads - Safety/Capacity</p> <p>1. Anthony Street needs to be signposted and some traffic management needs to be implemented, as this street is used as a thoroughfare.</p>	- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
27. Precinct 4 - Sportsground	<p>Recreation</p> <p>1. Skate park location is not safe for access from the shopping centre. Will need some sort of crossing provided to ensure people get across Tall Timbers Road safely. Fencing is required to ensure no access to the highway.</p>	- Noted. Site was selected due to good passive surveillance opportunities as well as its vicinity to local shops. The proposed design will encourage users to use the signalised crossing at the end of Tall Timbers Rd. It will also use physical barriers, such as fencing and planting, to prevent access directly onto Tall Timbers Rd from the reserve. Feedback will be forwarded to Council's Open Space and Recreation Unit.
28. Budgewoi	<p>Roads - Safety/Capacity</p> <p>1. Intersection needs give way line marking. Diamond Head Drive road condition. Split road safety improvements.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
29. Precinct 9 - Southern Lake Munmorah	<p>Recreation</p> <p>1. Parcel of land at bottom of Rosemount Ave, Lake Munmorah. Currently bush, what is Council's plans for this land?</p>	- The Structure Plan does not propose any change of use for this site.

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Specific Area	Issues Raised (Summary)	Response
30. Munmorah Power Station	Environment 1. The area extending from the Doyalson Link Road, across the highway and into the power station land is absolutely key to long term conservation and wildlife protection. This whole area needs to have minimal future development and be rezoned to facilitate conservation and acquisition where reasonable.	- Noted. However, this is outside the Structure Plan study area.
31. Precinct 7 - Chain Valley Bay	Roads – Condition (Chain Valley Bay): 1. Scaysbrook Ave (South) near Chain Valley Bay Community Hall- sink hole in the road was repaired, but is sinking again - what is happening?	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
32. Toukley	Recreation (Toukley) 1. I want to thank the Council for the pathway in Peel Street, Toukley and Robert Barwick who liaised with the residents in Peel Street and after 48 years I walk nearly daily.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
33. Toukely	Recreation (Toukley) 2. Uneven pathway from park onto Rowland Terrace, Toukley. Dangerous for pedestrians.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.
34. Toukley	Roads - Safety/Capacity (Toukley) 1. Rowland Terrace & Peel Street, Toukley - curve speed limit. Vehicles park around the intersection blocking views for motorists exiting Rowland Terrace. 2 collisions since installation of pathways (head on collisions).	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
35. Precinct 6 - Kamilaroo Avenue	Roads - Safety/Capacity (Lake Munmorah) 1. Colongra Bay Road is dangerous and needs improvement. The portion of Colongra Bay Road that extends to the boat ramp is unsafe and needs a give way sign.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
36. Lake Munmorah	Roads - Safety/Capacity (Lake Munmorah) 1. Kamilaroo Road extension to Saliene Avenue is supported.	- Noted and agreed.

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Specific Area	Issues Raised (Summary)	Response
37. The Entrance	<p>Environment</p> <p>1. Wilfred Barrett Drive, The Entrance: Why doesn't Council plant some feature trees to give interest to the whole area. Where are the avenues and boulevards that give each street and region it's distinct identity? There's no character to the suburbs, it's all boring!</p>	- Noted and agreed. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Environmental Strategies Section for potential incorporation into the Greener Places plan.
38. Precinct 9 - Southern Lake Munmorah	<p>Roads – Condition (Lake Munmorah):</p> <p>1. I would like to know when kerb and guttering will be installed. Houses two doors up from roundabout are having it done with the installation of the roundabout. Why can't council do the whole street?</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
39. Precinct 10 - Schools	<p>Roads - Safety/Capacity (Lake Munmorah)</p> <p>1. Carters Road - Convert grass area (massive area unused) into a well needed parking area drop off zone for public and high school.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department. Interim works on Carters Road are currently being developed by Council and include: <ul style="list-style-type: none"> • Widening of the road pavement and installation of kerb and gutter and footpath to the eastern side of Carters Road, opposite St Brigid's Catholic College. • Concept plans for 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.
40. San Remo	<p>Roads - Safety/Capacity</p> <p>1. Goorama Avenue, San Remo - I would like something done to stop hoons and idiots from using the new 'traffic calming' roadworks all along Goorama Avenue as their personal speedway and burn-out track, they start at either the Emu Drive intersection or the Richardson Road intersection and see how long they can burn out or do donuts on the roundabouts - they have increased 100 fold since the new roadworks have been finished. Its got to stop before someone innocent is hurt or killed! Rerouting traffic through Yuruga Road?</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.

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41. San Remo	<p>Roads - Safety/Capacity</p> <p>1. Yuruga Road, San Remo needs to be joined to Wills Road to create a quicker alternative route than going through San Remo itself. The majority of the traffic that goes along Goorama Avenue is headed to either Budgewoi or Lake Munmorah/Wyee and prefer to go this way than to fight trying to get into lanes once you join the Link Road. This puts a load of unnecessary traffic flooding past the Primary and High Schools and increases the risks of someone getting injured or killed, it's only a matter of time.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
42. Precinct 7 - Chain Valley Bay	<p>Roads - Condition:</p> <p>1. Needs kerb and guttering in all streets in Chain Valley Bay south</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
43. Norah Head	<p>Recreation</p> <p>1. The latest upgrade to the Norah Head boat ramp was a complete failure. It only served to accumulate more sand off the end of the ramp resulting in a continual train of vehicles becoming bogged at low tide and did nothing to reduce the impact of waves breaking up the ramp at high tide. Where is the break wall? Do we really have to wait for someone to be maimed, or worse, before action is taken to fix this embarrassment to locals and tourists alike.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
44. Lake Munmorah	<p>Flooding</p> <p>1. I am concerned about council's projected 'flood zones' due to future climate changes...this opens up massive rate rises for supposed mitigation programs. I live on a hill and the flood zone will not affect me - but if my street is designated flood prone the rate rises will affect me. How will council avoid unnecessary rate rises to unaffected residents?</p>	- The Flood Mapping provided in the Structure Plan is the best available information that Council currently holds. It is Council's responsibility to utilise best available information when preparing plans such as this Structure Plan, in order to avoid making recommendations that are inappropriate for the true constraints applicable to certain land.
45. Budgewoi	Lakes	

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Specific Area	Issues Raised (Summary)	Response
	1. Sailing club waters need a refreshing look (removal of weed) to make it more inviting to fish, prawn and swim in.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
46. Budgewoi	Recreation 1. The boat ramp/ wharf is a great addition to Budgewoi. This area looks smarter as well as more inviting to tourist. Unfortunately, the water ways are not inviting to swim in and I hope this can be looked at.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
47. Budgewoi	Environment 1. Poor mowing practices: If habitat information boards were present along the shoreline it would make sense to inform residents who back onto Budgewoi Lake to leave some natural vegetation on the banks of the lake whenever mowing and to use a catcher. They need to know that this allows for protection of baby birds etc as well as stopping unwanted rubbish from entering the lake.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
48. Lake Munmorah	Environment 1. This is a beautiful walk full of animal sounds and sights. This is a credit to the council.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
49. San Remo	Recreation 1. Concerns about the future of the BMX track.	- Noted. The owners of the former Munmorah Power Station site are currently preparing a Masterplan for the site, to identify future opportunities both for the community as well as future development opportunities. As part of this process, recreation issues will need to be thoroughly investigated and planned. Public consultation will also be undertaken, to determine what the community would like for the future of this site.
50. San Remo	Recreation 1. There needs to be a footpath for pedestrians and school children, this is a major safety issue. I can't let my kid ride to school as cars often speed up and down and there is no path. Children have to walk on the road as cars often block the verge and you have a pram it is impossible to walk on the verge.	- Noted and agreed. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.

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	Specific Area	Issues Raised (Summary)	Response
51.	Precinct 9 - Southern Lake Munmorah	Roads - Condition: 1. General state of roads is terrible.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
52.	Lake Munmorah	Roads - Safety/Capacity 1. Elizabeth Bay Road/Carters Road intersection: Left hand turn land is combined with the straight-ahead lane, which leads to increased wait time during school precinct peak times. There is room for a separate left turn lane at this location, why not fix?	- Elizabeth Bay Road/Carters Road intersection: Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
53.	Precinct 9 - Southern Lake Munmorah	Recreation 1. Lake Munmorah shared pathway: Should be extended to Budgewoi.	- Noted and agreed. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
54.	Precinct 9 - Southern Lake Munmorah	Rezoning request 1. Large properties on Elizabeth Bay Road should be identified for rezoning to allow low density residential subdivision.	- Noted. The Structure Plan mapping identifies a future potential residential development area at the street frontage of properties 109, 115, 125, 135, 141, 147, 155, 163 Elizabeth Bay Drive, Lake Munmorah. This area reflects Council's previous correspondence to landowners that consideration would be given to rezoning of this area of land, subject to any proposed new residential subdivision being separated from the sensitive vegetation at the rear by a road interface. Multiple Gunbarrel driveways with battle-axe allotments will not be supported.
55.	Precinct 8 - Northern Lake Munmorah	Recreation 1. Tall Timbers Road - Extension of pathway from Macquarie Shores Village to Kingfisher Shores i.e. Lakeshore Ave? Will it happen to provide a link to the shops and Pacific Hwy? When?	- The Structure Plan identifies a future pathway connection to Kingfisher Shores from Tall Timbers Road. Tall Timbers Road already has a pathway therefore connecting to this pathway will provide a link to the shopping centre and Pacific Highway. However, funding of this future pathway needs to be sourced.
56.	Noraville	Roads - Safety/Capacity 1. Speed in Irene Pde is a problem.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
57.	Blue Haven	Recreation 1. Blue Haven Oval could be amazing, a lot of people use it, but the tennis court is run down and the skate area was not designed by a rider/skater.	- Noted and agreed. Blue Haven tennis courts are currently being upgraded (new fencing, court surface and drainage upgrade). Feedback will be forwarded to Council's Open Space and Recreation Unit.
58.	Blue Haven	Lakes	

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	Specific Area	Issues Raised (Summary)	Response
		1. Dead lake they call it. Open up the lake to the ocean again.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
59.	Precinct 8 - Northern Lake Munmorah	Environment 1. Concerned about potential for loss of biodiversity on the site to the east of Kangaroo Avenue. Heavily vegetated land with abundant wildlife - birds, wallabies, snakes. Maintain biodiversity corridor behind Kangaroo - buffer between Kangaroo and Carters.	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets.
60.	Precinct 8 - Northern Lake Munmorah	Transport 1. Kangaroo/Pacific Hwy intersection should be signalised - 3pm peak unbearable.	- Noted. However, the alignment of the Kangaroo Avenue/Boronia Road/Pacific Highway intersection (particularly the width of the median verge) will make signalisation of the intersection problematic. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
61.	Precinct 8 - Northern Lake Munmorah	Economy 1. Expansion of Lake Munmorah local centre- needs growth already busy.	- The site is already zoned to enable expansion of the shopping centre.
62.	Lake Munmorah	Lakes 1. The lake needs as much support as possible to rejuvenate it, make it clean and bring it back to a state where it is safe for human use and the ecosystem can thrive. It will take cooperation and coordination with State government. Urgent. Please address!	- Noted. The Tuggerah Lakes Estuary Management Plan provides the strategic direction for managing the estuary. Since 2008, Council has received \$26.25 million in Federal Grant funding to implement the plan. This has resulted in improved water quality in several locations. A map of projects is available on Council's website and water quality data is presented through annual Waterway Report Cards. https://www.centralcoast.nsw.gov.au/environment/coastlines/estuaries-lagoons-and-wetlands/tuggerah-lakes-estuary Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
63.	Precinct 9 - Southern Lake Munmorah	Recreation 1. Aged pedestrians have to risk traffic by walking on side of road to get from Parktrees Village to Elizabeth Bay Drive. Surely our lives are worth the few thousand dollars a walk way would cost.	- A signalised intersection is currently being designed for Chain Valley Bay Road/Pacific Highway intersection. This will incorporate a signalised pedestrian crossing. Further, a shared pathway along the road frontage north-side of the Pacific Highway from Parktrees Village has a proposed shared pathway. This will improve access.
64.	Precinct 9 - Southern Lake Munmorah	Recreation 1. Patrick Kelly park needs footpaths for easier access for parents with prams and kids with bikes. The trees and shrubs along the edge of the road should be removed and tidied to clean up the	- The Structure Plan proposes a footpath for Clarence Street to improve accessibility. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.

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Specific Area	Issues Raised (Summary)	Response
	appearance. It's impossible to push a stroller safely as it is let alone gain access to the park without tripping on exposed tree roots and uneven dirt paths	
65. Precinct 9 - Southern Lake Munmorah	Flooding 1. Beronia + Agatha Ave (overland flow paths/drainage) + Allistar Ave. Mapping not accurate	- The Flood Mapping provided in the Structure Plan is the best available information that Council currently holds. It is Council's responsibility to utilise best available information when preparing plans such as this Structure Plan, in order to avoid making recommendations that are inappropriate for the true constraints applicable to certain land.
66. Munmorah Power Station	Munmorah Power Station 1. Asbestos drainage from former Munmorah Power Station.	- Noted. The owners of the former Munmorah Power Station site are currently preparing a Masterplan for the site, to identify future opportunities both for the community as well as future development opportunities. As part of this process, contamination issues will need to be thoroughly investigated and remediation actions may be required. Public consultation will also be undertaken, to determine what the community would like for the future of this site.
67. Precinct 2 - Employment Lands	Economy 1. Employment lands - what type of employment? why in the corridor area?	- There is no employment lands proposed within the biodiversity corridor area. Employment Lands are defined by the NSW Government as those lands "zoned for industrial or similar purposes in planning instruments. They are generally lower density employment areas containing concentrations of businesses involved in: manufacturing; transport and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities".
68. Precinct 10 - Schools	Roads - Safety/Capacity 1. Summerland Point development + road connection to Chain Valley Bay - Possibility for formalisation of informal road to connect to Pacific Highway.	- Summerland Point development + road connection to Chain Valley Bay: The Structure Plan identifies this road as an action to pursue with the National Parks and Wildlife Service.
69. Lake Munmorah	Roads - Safety/Capacity 1. Carters Road improvements required to keep the children safe.	- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department. Interim works on Carters Road are currently being developed by Council and include: <ul style="list-style-type: none"> Widening of the road pavement and installation of kerb and gutter and footpath to the eastern side of Carters Road, opposite St Brigid's Catholic College.

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70. Lake Munmorah	Roads - Safety/Capacity 1. Chain Valley Bay Road/Pacific Highway intersection: Residents accessing Park Trees Village are required to undertake a U-turn at the Chain Valley Bay Road/Pacific Highway intersection with high speed traffic in the area. Can it be improved?	<ul style="list-style-type: none"> • Concept plans for 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.
71. Lake Munmorah	Roads - Safety/Capacity 1. Chain Valley Bay Road/Pacific Highway intersection: Inadequate turning lane for residents exiting Chain Valley Bay Road onto Pacific Hwy - only a holding lane at the moment.	<ul style="list-style-type: none"> - Chain Valley Bay Road/Pacific Highway intersection: A signalised intersection is currently being designed for Chain Valley Bay Road/Pacific Highway intersection.
72. Gwandalan	Roads – Condition 1. Drainage concerns adjacent to 28 Collendina Road, Gwandalan. When will Kerb and Guttering be provided?	<ul style="list-style-type: none"> - Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
73. Precinct 8 - Northern Lake Munmorah	Environment 1. Our property backs onto Joeys Reserve which all of the people on that side have maintained for many years. There have been colonies of small birds, zebra finches and blue wrens which are slowly regenerating after the bushfires of a few years ago.	<ul style="list-style-type: none"> - Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets.
74. Lake Munmorah	Environment 1. Biodiversity Corridor Map - structure plan map shows proposed residential in the biodiversity corridor.	<ul style="list-style-type: none"> - The draft Greater Lake Munmorah Structure Plan does not propose development within the biodiversity corridor. The draft GLMSP is a great opportunity to provide firmer boundaries around the biodiversity corridor, building on the work of the North Wyong Shire Structure Plan.

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	Specific Area	Issues Raised (Summary)	Response
75.	Precinct 7 - Chain Valley Bay	Rezoning request 1. Portion 426 Kariola Street, Chain Valley Bay should be added to the structure plan for future residential development.	- Noted and agreed. The site (Lot 426 DP755266) has now been identified as a logical extension to the residential area of Chain Valley Bay, and the Lakeside Lifestyle Community at 60 Findlay Avenue, Chain Valley Bay. It is noted that land immediately to the north is owned by the National Parks and Wildlife Service and is an important connection to the Lake. An area of EEC (Subtropical Coastal Floodplain Forest of the NSW North Coast Bioregion) is located within the north of the subject site (Lot 426 DP755266) and should be retained to provide a wider biodiversity corridor to the Lake.
76.	Precinct 7 - Chain Valley Bay	Roads - Safety/Capacity 1. We need a better road system to Gwandalan and Summerland Point - Please remember Chain Valley Bay doesn't have shops or a club.	- Noted. The Structure Plan identifies the formalisation of the connector road from Kanangra Drive to Chain Valley Bay Road as an action to pursue with the National Parks and Wildlife Service.
77.	Precinct 9 - Southern Lake Munmorah	Roads - Safety/Capacity 1. Intersection upgrade required at Pacific Highway/Kangaroo Drive. Left in left out.	- Noted. However, the alignment of the Kangaroo Avenue/Boronia Road/Pacific Highway intersection (particularly the width of the median verge) will make signalisation of the intersection problematic. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
78.	Precinct 9 - Southern Lake Munmorah	Recreation 1. Existing skate park needs to be retained. Has been built by the community	- Noted. The skate park strategy is currently being developed, however a current resolution of Council states that the old skate park will be removed. Feedback will be forwarded to Council's Open Space and Recreation Unit.
79.	Precinct 1 - Biodiversity Corridor	Environment 1. Generally supportive of the structure plan and what it is trying to achieve	- Noted and Council appreciates the positive feedback.
80.	Budgewoi	Recreation 1. A safe bicycle crossing of the lake is missing!	- Noted. The Structure Plan does not identify a lake crossing due to prohibitive construction costs. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
81.	Precinct 9 - Southern Lake Munmorah	Roads - Condition 1. Roads are badly maintained, and drainage is terrible.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
82.	Precinct 9 - Southern Lake Munmorah	Environment 1. Air quality: Dust in local area is an issue. Concerned about the Wallarah 2 Coal Mine. Is this an open cut mine? Dust impacts will worsen.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Environmental Strategies Section.

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83.	Precinct 9 - Southern Lake Munmorah	Lakes 1. The lakes smell, and the sludge is awful. All lakes need to be opened up for flushing. Is there any flushing planned for either Lake Munmorah or Lake Budgewoi?	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
84.	Precinct 7 - Chain Valley Bay	Recreation 1. Need a public toilet at end of Mulloway Rd extension to pier.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
85.	Lake Munmorah	Lakes 1. Install a huge stormwater pipe from the ocean to Elizabeth Bay with an open/close valve - open on high tide, close near low tide - this would flush the lake to the Entrance.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
86.	Toukley	Recreation 1. Finish cycleway between Toukley and the Entrance	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
87.	Budgewoi/Buff Point	Roads – Condition 1. More kerb and gutter around Buff Point and Budgewoi	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
88.	Precinct 6 - Kamilaroo Avenue	Roads - Safety/Capacity 1. Support extension of Kamilaroo Road to Saliene Avenue. Required for emergency egress.	- Noted and Council appreciates the positive feedback. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
89.	Precinct 3 - Kingfisher Shores	Environment 1. Precinct 3 proposal for 508 lots at Kingfisher Shores. I have concerns that this development in its current size will have a significant impact on local fauna, in particular bird life. We have many varieties of bird life including frog-mouth owls, parakeets, kingfishers and other native wildlife etc.	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets.
90.	Precinct 3 - Kingfisher Shores	Drainage 1. Stormwater run-off blocks roadway at junction of Lakeshore Ave and Tall Timbers Drive - can it be graded, or drainage provided.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
91.	Precinct 3 - Kingfisher Shores	Recreation	

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	1. Kingfisher Shores - Need new or updated play equipment at local park for older children	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
92. Lake Munmorah	Recreation 1. Create a sealed pathway from Lakeshore Ave, Kingfisher Shoes to Lake Macquarie foreshore. This will allow access of small boats/kayaks to access L/M waterway.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
93. Precinct 3 - Kingfisher Shores	Heritage 1. Aboriginal sacred sites must be preserved in the area, together with the small amount of virgin bushland that is left to protect the local flora and fauna.	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by extensive Flora and Fauna Investigations, including the need for biodiversity offsets. Heritage Impact studies will also be required where deemed relevant.
94. Precinct 6 - Kamilaroo Avenue	Flooding 1. Concerned about the flood mapping contained within the draft Structure Plan.	- The Flood Mapping provided in the Structure Plan is the best available information that Council currently holds. It is Council's responsibility to utilise best available information when preparing plans such as this Structure Plan, in order to avoid making recommendations that are inappropriate for the true constraints applicable to certain land.
95. Precinct 9 - Southern Lake Munmorah	Roads - Safety/Capacity 1. Acacia Avenue/Colongra Bay Road - headwall at left turn into Colongra Bay Road is an issue.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
96. Precinct 6 - Kamilaroo Avenue	Roads - Condition 1. Potholes on Colongra Bay Road at intersection.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
97. Precinct 6 - Kamilaroo Avenue	Roads - Safety/Capacity 1. Pacific Hwy/Colongra Bay Rd intersection - left turn from south-bound Pacific Highway turning movements concern. Can it be widened?	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
98. Precinct 9 - Southern Lake Munmorah	Recreation 1. Provide drinking water and amenities building for the netball courts on Colongra Bay Road.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
99. Norah Head	Recreation 1. Pathways linking Canton Beach to Norah Head are lacking. Both very popular spots for tourists and locals. Could reduce cars, improve public	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.

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	health and increase tourism if similar style to Newcastle Anzac walk linking Soldiers to Canton.	
100. Budgewoi	Recreation 1. No pathway linking Jenny Dixon Beach to anything.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
101. Norah Head	Roads – Condition 1. Kerbs and guttering please. Poor drainage throughout Noraville and inconsistent from street to street.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department
102. Lake Munmorah	Lakes 1. Needs another opening to the lakes system here!! This will help to flush the lakes out, which is desperately needed.	- Noted. This is not feasible or supported by the Tuggerah Lakes Estuary Management Plan. This issue will be further addressed through development of the Tuggerah Lakes Scoping Study and development of a new Coastal Management Program. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
103. Lake Munmorah	Lakes 1. We need to open the lake up to the ocean at this end on the lakes system, at least then we could get some water flow & better movement at the top end of the lakes	- Noted. See above.
104. Budgewoi	Recreation 1. Budgewoi Masterplan - what's happening?	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.
105. Budgewoi	Roads – Condition 1. There is very little kerb and guttering in the area. It would be much more attractive, functional and engender more pride in the local area to have kerb and guttering.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department Recreation
106. Lake Munmorah	Recreation 1. More footpaths would also add to this and be appreciated, enabling everyone (parents with prams, the elderly, people in wheelchairs etc) to use the beautiful outdoor spaces we have.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
107. Budgewoi	Recreation 1. There is no proper footpath linking one side of Budgewoi to the other. People on the Lakes Beach side of Budgewoi must walk along a dirt	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.

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	track to access the shopping centre on the other side.	
108. Lake Munmorah	Environment 1. Please stop the motorbikes destroying our local bush	- Council undertakes a large amount of works to restrict motorised bikes from accessing and damaging bushland. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
109. Precinct 8 - Northern Lake Munmorah	Environment 1. The large power lines along Tall Timbers Rd are painted green to blend in with the nature strip. If the all the trees are removed the power lines and large poles will become an eyesore. I suggest some trees remain along the road side to maintain the illusion and draw attention away from the power lines.	- Noted and agreed. The Structure Plan identifies Tall Timbers Road as a future candidate for street tree plantings. Feedback will be forwarded to Council's Environmental Strategies Section for potential incorporation into the Greener Places plan.
110. Precinct 10 - Schools	Recreation 1. I would suggest a sports oval for the area. A place for soccer or football training for the kids, sports carnivals for local schools or even a space for weekend markets to be held.	- Noted. The Structure Plan identifies an expansion of the existing Gumbuyah Oval to cater for additional sporting activities. Feedback will be forwarded to Council's Open Space and Recreation Unit.
111. Precinct 10 - Schools	Roads - Safety/Capacity 1. Carters Road - Right hand turning lane must be extended. Traffic turning right at lights blocks the second lane causing congestion. Extended the length of the right-hand turning lane so traffic doesn't bottleneck during peak hour traffic.	- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
112. Precinct 8 - Northern Lake Munmorah	Drainage 1. Wallaby Road - Drainage concerns stormwater comes down driveway - ankle deep.	- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
113. Lake Munmorah	Drainage 1. The Kangaroo St, Wallaby Road etc. subdivision has no kerb and gutter and one stormwater drain to drain it. This intersects at our home and water has flooded our driveway for years. I have cleaned up the gravel leading into my property until then. When will Kerb and Guttering be provided to Wallaby Road.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.

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Specific Area	Issues Raised (Summary)	Response
114. Lake Munmorah	Maintenance 1. Mowing of Joey's Reserve behind Wallaby Road was promised - doesn't happen.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
115. Lake Munmorah	Roads 1. If a road is constructed along the fire trail behind Joeys Reserve or Wallaby road is extended to Chain Valley Bay traffic from Carters Rod will ruin the amenity that we purchased 25 years ago - peace and quiet.	- Noted. No road is proposed at present.
116. Toukley	Recreation 1. Toukley Golf Course - Sand berm behind cycleway, boardwalk into wetlands. - Werepi St Boardwalk across wetland - More access to foreshore along shared path. - Give way line marking.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
117. Summerland Point and Gwandalan	Roads - Safety/Capacity 1. Connections from Gwandalan to Lake Munmorah need improving.	- Noted. The Structure Plan identifies the formalisation of the connector road from Kanangra Drive to Chain Valley Bay Road as an action to pursue with the National Parks and Wildlife Service.
118. Lake Munmorah	Roads - Safety/Capacity 1. Carters Road - Widen the undeveloped side. - Upgrade in front of the school.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department. Interim works on Carters Road are currently being developed by Council and include: <ul style="list-style-type: none"> • Widening of the road pavement and installation of kerb and gutter and footpath to the eastern side of Carters Road, opposite St Brigid's Catholic College. • Concept plans for 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
119. Lake Munmorah	Roads – Condition 1. Roads in general Gwandalan/Lake Munmorah area are poor. Some potholes are repaired but the adjacent holes are not.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
120. Summerland Point/Gwandalan	Servicing 1. It is understood that there is proposal to develop this area with an additional 400 properties and a	

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	retirement village. Could you please advise what plans are in place to ensure security of water supply and to the residents of Summerland Point and Gwandalan. Also, will the existing sewage treatment plant be able to handle the additional loads as a result of this development.	- Council's Water and Sewer Department carefully monitor the capacity of Council's service infrastructure. Servicing of any proposed development is required to be considered as part of the Development Application process.
121. Lake Munmorah	Recreation 1. The shared pathway is flooding along Pacific Hwy/Tall Timbers Road towards Carters Road.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
122. Lake Munmorah	Public transport 1. Where are the free buses that the State Government provides to Busways?	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Busways.
123. Lake Munmorah	Lakes 1. The lakes smell. A wrack machine has not been seen at Buff Point for 2 years. Additional residents is a concern in terms of additional lake odour from increased sea wrack. Is there any flushing planned for either Lake Munmorah or Lake Budgewoi? A petition addressing the condition of the Lakes has been sent to Councillor Greg Best - no response received. Please provide a response.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
124. Budgewoi	Recreation 1. Block of land unkept. Needs to be park land for Budgewoi. Can the grassed area near the bridge be maintained?	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.
125. Budgewoi	Roads - Safety/Capacity 1. Natuna Ave, Budgewoi from Central Coast Hwy/Scenic Drive to just past Tenth Ave. In bad condition - when will it be improved and/or upgraded? Accidents, road alignment, safety concerns.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
126. Munmorah Power Station	Environment 1. With Munmorah Power Station now gone, the Colongra Swamp Nature Reserve needs to be expanded to include this small lake which is a haven for bird life and needs preserving and	- Noted. The owners of the former Munmorah Power Station site are currently preparing a Masterplan for the site, to identify future opportunities both for the community as well as future development opportunities. As part of this process, contamination issues will need to be thoroughly investigated and remediation actions may be required. Public

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	protecting.	consultation will also be undertaken, to determine what the community would like for the future of this site.
127. Lake Munmorah	<p>Environment</p> <p>1. A nice place in summer to relax with the family and do a bit of prawning with a torch and a scoop net. Unfortunately, some people use two-person drag nets, stirring up mud and clouding the water and forcing people with scoop nets to move out of their way. All nets, apart from scoop nets, should be made illegal in this area to preserve prawn stocks and enhance the attraction of the area to tourists and recreational fishers.</p>	<p>- Noted. However, this is outside the scope of the Structure Plan, and a matter for Department of Primary Industries Fisheries. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.</p>
128. Toukley	<p>Recreation</p> <p>1. Osborne Park: There needs to be something put in place here to stop people using the parking area as a drug usage spot at night, they leave needles and other drug paraphernalia.</p>	<p>- Noted. This issue would need to be addressed by Council rangers or the Police. Feedback will be forwarded to Council's Community Safety Unit.</p>
129. San Remo	<p>Roads – Condition</p> <p>1. Kerb and guttering should be a major priority. I have lived in San Remo for over 30 years with this area needing safe Kerb and guttering. The edges of the road and drainage is so bad. People can't park safely to get in and out of the car safely. Huge ditches at the side of the road.</p>	<p>- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.</p>
130. San Remo	<p>Recreation</p> <p>1. Liarena Avenue - The playground needs major improvements. Exercise Points with different equipment to encourage more use should be placed along pathway.</p>	<p>- Noted. However, this is outside the Structure Plan scope and study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.</p>
131. The Entrance	<p>Lakes</p> <p>1. If Council was to look at the history of other towns, such as Forster, then it should realise that building a break-wall at the Entrance Channel will have many benefits. Council has always argued that it will cost too much, but if you build it now and build it properly, it will pay for itself by virtue of the money that will be saved on dredging. It</p>	<p>- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.</p>

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	would improve water quality, reduce the stench of dead weed and potentially open the door to a ferry service from Sydney.	
132. Precinct 6 - Kamilaroo Avenue	Roads - Safety/Capacity 1. Kamilaroo Road extension: Does that mean the road coming from the Lake Munmorah Residential Resort would become a public road?	- Yes - if Saliena Avenue was extended to connect to Kamilaroo Avenue, the road would be a public road.
133. Precinct 7 - Chain Valley Bay	Recreation 1. Have accessible easy walkways around all of the water's edge it will be just wonderful for the community	- Noted. Feedback will be forwarded to Council's Open Space and Recreation Unit.
134. Precinct 9 - Southern Lake Munmorah	Roads - Safety/Capacity 1. Interested what development is occurring adjacent to Pacific Lakes. Primary concern is traffic generated - impacts (potential) on Quisenberry Drive.	- Noted - any future proposals to rezone and/or redevelop land will be required to be supported by traffic studies to assess the impact on the existing road network.
135. Budgewoi	Lakes 1. The lakes smell. Is there any flushing planned for either Lake Munmorah or Lake Budgewoi?	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
136. Budgewoi	Recreation 1. Proposed 10th Avenue pedestrian mall. When is this going to happen?	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.
137. Lake Munmorah	Environment 1. Weed build up rarely addressed compared to other areas	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
138. Lake Munmorah	Flooding 1. Fact sheet needed to identify the origin of the flood mapping, what purpose it has.	- The Flood Mapping provided in the Structure Plan is the best available information that Council currently holds. It is Council's responsibility to utilise best available information when preparing plans such as this Structure Plan, in order to avoid making recommendations that are inappropriate for the true constraints applicable to certain land.
139. Lake Munmorah	Environment 1. Research demonstrates that the Edge of the lake is where recycling returns in huge amounts, amphipods are plentiful all around the lake and are the basis of the food web. We must protect	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.

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	the food source on which the web of life in the lake depends.	
140. Precinct 9 - Southern Lake Munmorah	Roads – Condition 1. Really need kerb and guttering as well as a footpath here. Currently there is no kerb and guttering and drainage is full of soil and grass so nowhere for the water to go. No footpath means that during rains it is very dangerous to walk as you are forced further into the road. Not safe at all for the elderly and school kids that frequently walk this road.	<ul style="list-style-type: none"> - Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
141. Precinct 6 - Kamilaroo Avenue	Flooding 1. Concerned about the flood mapping contained within the draft Structure Plan. Would like more information.	<ul style="list-style-type: none"> - The Flood Mapping provided in the Structure Plan is the best available information that Council currently holds. It is Council's responsibility to utilise best available information when preparing plans such as this Structure Plan, in order to avoid making recommendations that are inappropriate for the true constraints applicable to certain land.
142. Precinct 9 - Southern Lake Munmorah	Land Rezoning Request 1. 205 Elizabeth Bay Drive, Lake Munmorah: What is happening with this land?	<ul style="list-style-type: none"> - The Structure Plan mapping identifies a future potential residential development area at the street frontage of properties 109, 115, 125, 135, 141, 147, 155, 163 Elizabeth Bay Drive, Lake Munmorah. This area reflects Council's previous correspondence to landowners that consideration would be given to rezoning of this area of land, subject to any proposed new residential subdivision being separated from the sensitive vegetation at the rear by a road interface. Multiple Gunbarrel driveways with battle-axe allotments will not be supported.
143. Precinct 6 - Kamilaroo Avenue	Roads - Safety/Capacity 1. Since the drainage system was put in down the side of the road from the net ball courts to the park the road edge that was used when 2 vehicles were passing has been removed and we also get people parking on the verge making it impossible for 2 cars to get through. With the amount of traffic coming in and out of Kamilaroo Ave because of the 2 over 50's villages this has become a dangerous area.	<ul style="list-style-type: none"> - Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
144. Lake Munmorah	Lakes	

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	1. Wrack clearing heaps better than it used to be when it wasn't getting cleared.	- Noted and Council appreciates the positive feedback.
145. Lake Munmorah	Recreation 1. Boat ramp needs to be dredged or at least cleaned off. There is approx. 1ft of build-up on the ramp that makes it difficult to load and unload anything other than a tinny. Sometimes we can get a sterndrive in and out depending on the height of the lake but it's not all the time. Fixed prop boats have no chance unloading and can only be loaded when the lake height is near level with the jetty.	- Noted. Council will be developing the Aquatic Infrastructure Strategy which will include an audit on all boat ramps. This will result in future capital upgrades where required. Feedback will be forwarded to Council's Open Space and Recreation Unit.
146. Precinct 9 - Southern Lake Munmorah	Roads – Condition 1. 658 Pacific Hwy, Lake Munmorah - Piping the drainage - Sheet water lays on the road causing aquaplaning - Laying grass and flattening the road reserve - Overgrown footpath/walkway pacific hwy-bridge to queens.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
147. Lake Munmorah	Lakes 1. Pollutant traps built back in the 90's have never worked and once it rains all the pollution goes over the top of the grate into the lake.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
148. Precinct 9 - Southern Lake Munmorah	Recreation 1. The parks in Lake Munmorah along the Lake front path. Would be great if they could be upgraded so they have a wider range of things for kids to play on.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
149. Toukley	Environment 1. Toukley Wetlands: Love the bush regeneration work that's happening on the margin of this wetland in Palomar Pde. Would love to see some succession planting for those remnant melaleucas adjacent to the road and a no-mow zone around these trees. Instead of mowing, some lomandra	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.

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	planting would reduce the mowing area and assist with tree health.	
150. Toukley	<p>Environment</p> <p>1. Osborne Park: Reserve contains beautiful remnant melaleucas that tell the story of what this area would have once looked like. Could you please stop mowing up to their trunks and scalping their roots? we'd love to see some succession planting too. And could you please not mow the native salt tolerant couch and sedges between the shared path and the water's edge. This latter area is vital to maintenance of lake health and water quality.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
151. Precinct 9 - Southern Lake Munmorah	<p>Recreation</p> <p>1. Lack of rubbish bins - near boat ramps along shared path Colongra Bay Rd, Lake Munmorah.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
152. Precinct 6 - Kamilaroo Avenue	<p>Recreation</p> <p>1. Footpath between community hall and Senior Citizens Centre?</p>	- The Structure Plan proposes a footpath between these 2 locations.
153. Buff Point	<p>Recreation</p> <p>1. I would love to see a clean-up of the boat ramp</p>	- Noted. Council will be developing the Aquatic Infrastructure Strategy which will include an audit on all boat ramps. This will result in future capital upgrades where required. Feedback will be forwarded to Council's Open Space and Recreation Unit.
154. Buff Point	<p>Recreation</p> <p>1. New facilities for smaller children to enjoy at this park, my children are 5 and 1 and there is really nothing they can safely play on at Edgewater Park, there should have been more thought put into the planning stages of this park upgrade for everyone to enjoy also the footbridge needs to be renewed as the posts are loose.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
155. Precinct 9 - Southern Lake Munmorah	<p>Roads - Safety/Capacity</p> <p>1. Anita Ave traffic calming - timing of works?</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
156. Noraville	<p>Recreation</p>	

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Specific Area	Issues Raised (Summary)	Response
	1. We need a shared path up Brisbane St (Noraville) for the school children. This is a collector road with deep table drains and very dangerous.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
157. Canton Beach	Recreation 1. Need a shared path. It is a missing link between Canton Beach and Evans Road, and is heavily used by pedestrian/cyclists/families	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
158. Budgewoi	Community 1. Wanting to bring Budgewoi festival back - something for children and families.	- Noted. Budgewoi Festival returned in November 2018 and is scheduled for Saturday 16 November 2019. Feedback will be forwarded to Council's Place Activation Section.
159. Budgewoi	Lakes 1. Concerns regarding the condition of the lake and would like some information in relation to weed control and how council manages this.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
160. Lake Munmorah	Lakes 1. The lakes smell. Is there any flushing planned for either Lake Munmorah or Lake Budgewoi?	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
161. Budgewoi	Power station 1. What are they doing on this site?	- Noted. The owners of the former Munmorah Power Station site are currently preparing a Masterplan for the site, to identify future opportunities both for the community as well as future development opportunities. As part of this process, contamination issues will need to be thoroughly investigated and remediation actions may be required. Public consultation will also be undertaken, to determine what the community would like for the future of this site.
162. Precinct 9 - Southern Lake Munmorah	Recreation 1. Lake Munmorah - Expand this empty parcel of land at the boat ramp, and also, implement new assets here, such as play equipment, and a revamped picnic area, to bring the spot back to life again.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
163. Precinct 9 - Southern Lake Munmorah	Public transport 1. Known well throughout Lake Munmorah, the Busways route '99', known as a vital service for the area, which serves Lake Munmorah, should be extended to operate down to here, in the turnaround zone in Leslie Avenue. This can	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Busways.

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	ensure that the 300 residents down this end who don't have closer access to the nearest bus stop, being in Rosemount Ave, can now utilize the service if decided to operate via here. Very effective for commuters and the public.	
164. Precinct 9 - Southern Lake Munmorah	<p>Community</p> <p>1. Revamp parcel of land into a major community hub, including the existing senior citizens hall already here. This new hub could include, shops, sportsgrounds, recreational, etc.</p>	- Council is considering options for the Senior Citizens Hall, including incorporation of this facility into a future Multi-Purpose Community Facility. At present, the preferred location of this facility is in the vicinity of the proposed Skate Park and Regional Play Space.
165. Toukley	<p>Recreation</p> <p>1. Pathways:</p> <ul style="list-style-type: none"> - I would like to see Osbourne park linked via cycle way or pathway to Canton beach park - Would love to see TOUKLEY golf course linked via pathway to the parks, too many parts between them do not have pathways. - Would like to see boardwalk on lakes beach linking the beaches between surf clubs and to the lakes pathways. 	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
166. Toukley	<p>Recreation</p> <p>1. Osborne Park, Toukley: Would like to see the foreshore fixed up and deepened for a swim zone for park. Would love to see a commercial zone placed her for coffee shop or food places.</p>	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.
167. Toukley	<p>Lakes</p> <p>1. Would like to see this area's weed cut more often and areas in front of foreshore near this pin made deeper for water flow to increase in this area. Would also think this should also apply to any area with poor water circulation on Budgewoi lake.</p>	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
168. Precinct 6 - Kamilaroo Avenue	<p>Flooding</p> <p>1. Are flood notations on property certificate passed to insurance companies by Council?</p>	- The Flood Mapping provided in the Structure Plan is the best available information that Council currently holds. It is Council's responsibility to utilise best available information when preparing plans such as this Structure Plan, in order to avoid making recommendations that are inappropriate for the true constraints applicable to certain

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		land. The flood map found within the Structure Plan will not result in any change to property flood notations - this is not the purpose of the Structure Plan.
169. Precinct 6 - Kamlaroo Avenue	Environment 1. Have any safeguards for the Vales Point Ash Dam been taken into consideration during the plan preparation? will they?	- Noted. However, this is outside the Structure Plan study area, and the scope of the structure plan.
170. Precinct 9 - Southern Lake Munmorah	Roads – Condition 1. When is the council going to put gutters and a footpath in Dianne Ave. This is one of only two streets with direct access to the lake and yet the culverts are getting deeper and the road is getting narrower due to erosion and lack of maintenance to the road.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
171. Precinct 6 - Kamlaroo Avenue	Flooding 1. Concerned about the flood mapping contained within the draft Structure Plan. Would like more information.	- The Flood Mapping provided in the Structure Plan is the best available information that Council currently holds. It is Council's responsibility to utilise best available information when preparing plans such as this Structure Plan, in order to avoid making recommendations that are inappropriate for the true constraints applicable to certain land.
172. Precinct 6 - Kamlaroo Avenue	Recreation 1. Bubblers at this park for the youth would be great.	- Noted. This could be incorporated into the Active Lifestyle Strategy. Feedback will be forwarded to Council's Open Space and Recreation Unit.
173. Lake Munmorah	Lakes 1. Can we please have someone from Council attend our group meeting to educate us on what is currently being done for the lakes.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
174. Lake Munmorah	Lakes 1. Smell due to wrack build up and pollution in area. This area needs dredging as the wrack festers here and launching of the dragon boats is a horrible smelly affair. How about you reopen this sea outlet that existed before the mining lease and allow the lake to be flushed naturally	- Noted. This is not feasible or supported by the Tuggerah Lakes Estuary Management Plan. This issue will be further addressed through development of the Tuggerah Lakes Scoping Study and development of a new Coastal Management Program. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
175. Toukley	Community 1. This is a terrible entry point into Toukley. This incomplete building should either be fixed or	

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	demolished and another building erected. This has been an eyesore for too long!	- Noted. However, this is outside the Structure Plan study area, and the scope of the structure plan.
176. Toukley	Community 1. Toukley needs a facelift. A school-based competition for designs to be painted onto bins, telegraph poles or even the library could help colour the place and bring in the tourists.	- Noted. However, this is outside the Structure Plan study area, and the scope of the structure plan. Feedback will be forwarded to Council's Place Activation Section.
177. Noraville	Cemetery 1. Good job with the mounds around the edges. Sure helps to keep the fake flowers in the cemetery area rather than all over the place.	- Noted and Council appreciates the positive feedback.
178. Toukley	Property 1. Can this cabin be rented out to other parties? I have tried contacting them with no result. This would be a great place for music, crafts etc	- Noted. However, this is outside the Structure Plan study area, and the scope of the structure plan. Feedback will be forwarded to Council's Property and Infrastructure Services Section.
179. Toukley	Recreation 1. Dog beaches: - Hargraves used to be a dog friendly beach and I think it should be again. From the 2nd beach entry point off Elizabeth Bay Dr to fly point OR all access before 9am and after 3-5pm depending on season. - Lakes Beach - This beach is extremely dangerous to swim at. Therefore, it is a bad dog beach as dog's like to swim. The south of the coast has a large number of dog friendly beaches where you and your dog can swim safely.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
180. Lake Munmorah	Recreation 1. Please install recycling bins in all coastal areas - parks, beaches, recreational areas.	• Noted. Council's Waste services section began a trial 'Public Place Waste and Recycling Station' program in November 2017 with the installation of 7 waste and recycling stations to the newly developed Bato Yard. After the success of the trial, stage 1 of the Public Place Waste and Recycling Station project began in December 2018, with a total of 120 public place recycling stations in the Northern section of Central Coast Council, with 85 of these installed in Open space areas i.e. beaches, parks and recreational areas. Stage 1 was completed in June 2019 with stage 2 currently in the planning and

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		development stage with an anticipated rollout start date of November 2019. Stage 2 will prioritise open space areas. Some areas that introduced public place recycling are: <ul style="list-style-type: none"> • Gwandalan • Summerland Point • Budgewoi • Canton Beach • Norah Head • North Entrance • Toowoong Bay • Shelly Beach
181. Toukley	Recreation 1. Toukley Village Centre toilets: Well done on the removal of the old toilets and the completion of the new. It has opened up this area.	- Feedback will be forwarded to Council's Open Space and Recreation Unit. - Noted and Council appreciates the positive feedback.
182. Lake Munmorah	Recreation 1. Better signage on walks as well as markers on paths. Better maps for these as well.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Open Space and Recreation Unit.
183. Munmorah Power Station	Power Station 1. This area needs to be cleaned up, especially the ash dam and contaminated water. Council then needs to lobby the state government to utilise this site as a possible sustainable energy production site - solar, wind and/or tidal or all of the them. As a coal powered station coming to the end of its lifespan, council should be lobbying the State government for a more sustainable alternative. Solar, Wind, Tidal are all options for this and the old Colongra site at San Remo. We could be leading the State here in sustainability and the resulting job creation.	- Noted. The owners of the former Munmorah Power Station site are currently preparing a Masterplan for the site, to identify future opportunities both for the community as well as future development opportunities. As part of this process, contamination issues will need to be thoroughly investigated and remediation actions may be required. Public consultation will also be undertaken, to determine what the community would like for the future of this site. Feedback will be provided to Council's Environmental Strategies Section.
184. Lake Munmorah	Environment 1. This area needs dredging as the wrack festers here and launching of the dragon boats is a horrible smelly affair	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
185. Budgewoi	Environment	

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

Specific Area	Issues Raised (Summary)	Response
	1. As Jenny Dixon Beach is near the sewer outlet, water testing should take place here on a regular basis.	- Noted. However, this is outside the scope of the Structure Plan. Beachwatch water quality testing is undertaken weekly during summer and fortnightly during the cooler months at Soldiers Beach. This has been ongoing since 2002. Currently the results are loaded to Council's website on a regular basis at https://www.centralcoast.nsw.gov.au/environment/coastlines/beaches-and-coastlines/beachwatch-program and are also available at https://www.environment.nsw.gov.au/beachapp/CentralcoastBulletin.aspx?NoMobile
186. Lake Munmorah	Environment 1. This wildlife corridor is not wide enough and should also join up with others to allow animals to travel between areas.	- The biodiversity corridor is up to 700m wide in some locations. Council acknowledges there is a pinch point at Carters Road, however this will be carefully managed into the future.
187. Precinct 7 - Chain Valley Bay	Roads – Condition 1. Chain Valley Bay Road - the upgrade of the culverts is great - when will the road be upgraded?	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
188. Lake Munmorah	Roads – Condition 1. Guttering is an issue and road widths. People park in front of their homes and it turns into a one-way street. Current road edging or so-called guttering is inadequate, edging keeps breaking up and is in constant need of repair.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
189. Lake Munmorah	Recreation 1. The community have made council very aware their preferred option in shared pathway between Mannering park and chain valley bay is via the foreshore, not Ruttleys road. Over 1000 signatures telling you to go foreshore route but you pursue another option via Ruttleys Rd, stop wasting ratepayers money by the continued investigation of the Ruttleys rd option when you have been told the community will not support it.	- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

Specific Area	Issues Raised (Summary)	Response
190. Munmorah Power Station	<p>Power Station</p> <p>1. The power station is supposedly cleaning up their contaminated site, which is costing tax payers hundreds of millions, why is council not forcing the power station decommissioning authority to also clean up the lake they contaminated for 50 to 60 years. The environmental vandalism of these two power stations is shameful.</p>	<p>- Noted. The owners of the former Munmorah Power Station site are currently preparing a Masterplan for the site, to identify future opportunities both for the community as well as future development opportunities. As part of this process, contamination issues will need to be thoroughly investigated and remediation actions may be required. Public consultation will also be undertaken, to determine what the community would like for the future of this site.</p>
191. San Remo	<p>Recreation</p> <p>1. The playground across the road from the shops on Liamena Avenue at San Remo needs to be revamped. This is a lovely area, but we need more activities for the kids & something that doesn't cost money. An upgrade to the current playground would help. Perhaps a small obstacle course & climbing spider pyramid is something Council could put in place.</p>	<p>- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.</p>
192. Precinct 1 - Biodiversity Corridor	<p>Roads and Transport - Carters Road to Tall Timbers Road</p> <p>1. You are not interrupting a green corridor, disturbing the quality of life of residents in Deakin Ave and lowering the land value for the purpose of joining two roads with a main road with roundabouts or other such rubbish when there is a HIGHWAY running parallel which works fine. Not happening, absolutely ridiculous.</p>	<p>- Noted. Practically, it may not be possible to construct a connector road as currently proposed within the Structure Plan, due to the presence of an electricity easement, electrical transmission lines, and land ownership issues. It is therefore proposed to amend the Structure Plan to relocate this road connection to Tall Timbers Road through either Chisholm Avenue or Deakin Avenue, Lake Munmorah.</p>
193. Summerland Point and Gwandalan	<p>Roads - Safety/Capacity</p> <p>1. Essential upgrade of intersection between Kanangra Drive and Pacific highway needed for lane exiting to the north</p>	<p>- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.</p>
194. Summerland Point and Gwandalan	<p>Recreation</p> <p>1. The Summerland Point and Gwandalan areas require pathways along main transport routes. Given the poor quality of our roads and high rates of residents who use prams or walking aids, it becomes a safety risk to not have access to safe</p>	<p>- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.</p>

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

Specific Area	Issues Raised (Summary)	Response
	walking areas to access shops and public transport sites.	
195.	Recreation 1. Opportunity for walking path and fitness stations around lake front to increase and make viable recreational use of the area by residents	- Noted. The play space strategy is currently being developed. Fitness equipment stations will be installed along the Mannering Park foreshore in July 2019. Feedback will be forwarded to Council's Open Space and Recreation Unit.
196.	Recreation 1. Opportunity for shared pathways along water front / recreational use	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.
197. Precinct 10 - Schools	Recreation – Boat Ramps 1. Carters Road: Traffic and road conditions for carters road are dire and require urgent review and upgrade to improve access and safety	- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
198. Lake Munmorah	Environment 1. Concerns about the impact and pollution of the Wallarah 2 mining project on neighbouring suburbs. Not just the impact to our local water supplies but immediate impacts of air and dust pollution. We are already seeing the risks emerge from the ash dams in the area and at muana bay. It seems inconsistent to be pushing for further residential development close to proposed mine and colliery sites.	- Noted. The proposed Wallarah 2 Coalmine presents a risk to the streamflows that the Central Coast water supply sources from Wyong River. Council formally objected to the proposed coalmine proceeding on the basis of this and other risks and impacts. In response to the proposed Wallarah 2 Coal mine proposal, the state government has provided compensatory water arrangements for the Central Coast water supply to offset the impacts on the amount of water available for the water supply. This has been included as a condition of consent by the NSW Department of Planning and Environment, with this agency responsible for the oversight of the monitoring and compliance of compensatory water arrangements. However, Council also has a responsibility to identify sufficient land to meet housing targets set by the State Government.
199. Precinct 10 - Schools	Roads - Safety/Capacity 1. Second access point from carters road is required to improve access and safety to schools.	- Noted. The Structure Plan identifies potential alternative access points to Carters Road, however the construction of these roads will be dependent on development of these areas going ahead. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.
200. Gwandalan	Recreation 1. Handrail on Jetty at Lioness Park Gwandalan.	- Noted. Council will be developing the Aquatic Infrastructure Strategy which will include an audit on all jetties. This will result in future capital upgrades where required. Feedback will be forwarded to Council's Open Space and Recreation Unit.
201. Precinct 6 - Kamilaroo Avenue	Recreation 1. Colongra Bay Boat ramp - depth - too shallow	

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Specific Area	Issues Raised (Summary)	Response
		- Noted. Council will be developing the Aquatic Infrastructure Strategy which will include an audit on all boat ramps. This will result in future capital upgrades where required. Feedback will be forwarded to Council's Open Space and Recreation Unit.
202. Lake Munmorah	Recreation 1. Recommendations: <ul style="list-style-type: none"> - Markings on the road should align with the boat ramp because people drive off the side. - Warning sign "NE common in area" should be erected. - Time stay limitation signage should be erected. 	- Noted. Council will be developing the Aquatic Infrastructure Strategy which will include an audit on all boat ramps. This will result in future capital upgrades where required. Feedback will be forwarded to Council's Open Space and Recreation Unit.
203. Lake Munmorah	Recreation – Boat Ramps 1. Net not tight enough between buoys and currently sagging below HWM at high tide	- Noted. Feedback will be forwarded to Council's Open Space and Recreation Unit.
204. Precinct 9 - Southern Lake Munmorah	Recreation – Boat Ramps 1. Scour mound at boat ramp, residents needing to lift boat over mound once launched.	- Noted. Council will be developing the Aquatic Infrastructure Strategy which will include an audit on all boat ramps. This will result in future capital upgrades where required. Feedback will be forwarded to Council's Open Space and Recreation Unit.
205. Summerland Point and Gwandalan	Recreation 1. Gwandalan - Wants exercise equipment. Where is the Tunkawallin District level play space?	- Noted. Feedback will be forwarded to Council's Open Space and Recreation Unit.
206. Lake Munmorah	Roads – Condition 1. The main road ...the Central Coast Hwy...needs to be maintained to a higher standard...it is the gateway to our local area.	- Noted. This road is maintained by the NSW Roads and Maritime Services (RMS).
207. Lake Munmorah	Lakes 1. I've grown up around here and I'm in the process of trying to move because of this lake alone. It's disgusting and its looks toxic, no way will I be letting my little boy go swimming in there ever! They need a second opening, or a pumping station and the Entrance mouth needs permanent widening.	- Noted. This is not feasible or supported by the Tuggerah Lakes Estuary Management Plan. This issue will be further addressed through development of the Tuggerah Lakes Scoping Study and development of a new Coastal Management Program. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.
208. Budgewoi	Recreation 1. What happen to the Budgewoi Master Plan? It looked like a fantastic opportunity for the town.	- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

Specific Area	Issues Raised (Summary)	Response
209. San Remo	<p>Recreation</p> <p>1. Liamena Avenue Park: I would like to see the park at the lake in front of Liamena shops upgraded. This is a beautiful area but has limited playground equipment for the kids. We have a local school in San Remo and I would like to see this playground upgraded to accommodate the area. Great additions would be a flying fox, a rope net pyramid or spider pyramid climbing net for the kids to climb & be active. This is a large parcel of land with large beautiful trees, lets utilise the area.</p>	<p>- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.</p>
210.	<p>Recreation</p> <p>1. Updating of track with lighting to ensure safety and promote bike riders/walking</p>	<p>- Noted. However, this is outside the Structure Plan study area. Feedback will be forwarded to Council's Open Space and Recreation Unit.</p>
211. Budgewoi	<p>Recreation</p> <p>1. Public toilets on reserve at end of Noela Place have been closed for months due to vandalism. They are a well-known venue for drug sales at night. Please either re-open them during the day, and provide motion detection lights at night to prevent vandalism, or demolish them. They are an embarrassment on an otherwise beautiful lakeside walk.</p>	<p>- Noted. Anti-social behaviour in public places is a Police matter. If anti-social behaviour is occurring, it should be reported to the Police immediately.</p>
212. Lake Munmorah	<p>Roads - Safety/Capacity</p> <p>1. Encouragement of slower (and courteous) driving speeds in residential areas, possibly by street signage, or a community campaign.</p>	<p>- Noted. Feedback will be forwarded to Council's Roads Transport Drainage and Waste Department.</p>
213. Lake Munmorah	<p>Recreation</p> <p>1. This community put a lot of pins on a map for shared walkways and then were totally ignored, will this help us to get our walkways/cyclepaths completed?</p>	<p>- Noted. Feedback will be forwarded to Council's Pathways and Road Inventory Assets Section.</p>
214. Budgewoi	<p>Lakes</p> <p>1. What about Lake Budgewoi? This lake is a health hazard! It stinks and is an eyesore to the area. All of the lakes need major funding to rectify the</p>	<p>- Noted. However, this is outside the scope of the Structure Plan. Feedback will be forwarded to Council's Natural and Environmental Assets Unit.</p>

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

Specific Area	Issues Raised (Summary)	Response
	stench. I would not let my grandchildren even paddle their toes in any part of the lakes.	

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

3. Government Agencies, Members of Parliament, Significant Landholders

TRIM doc no.	Issues Raised (Summary)	Response
1. D13568764	<p>Economy:</p> <p>1. The proposed town centre incorporating the existing Lake Munmorah Shopping Centre on the corner of the Pacific Highway and Tall Timbers Road is supported, and has the potential to provide a mixed-use focal point for the local community.</p> <hr/> <p>Roads - Safety/Capacity:</p> <p>1. Improving private transport links within the study area to be of particular importance.</p> <p>2. The proposed additional east-west connections will be critical to reduce pressure on the Pacific Highway and to provide alternate routes for public, private and active modes of transport.</p> <hr/> <p>Public transport:</p> <p>1. Improving public transport links within the study area to be of particular importance. Consultation with local bus companies and Transport for NSW should aim to provide more direct services linking to key regional destinations.</p> <hr/> <p>Housing:</p> <p>1. The most logical location and best opportunity for medium density housing would be within Precincts 4 and 8, where vacant land is available for master-planned development. We note, however, that the only location indicated in the draft GLMSP for medium density housing is outside the walkable catchment for this centre within Precinct 9. The rationale for the proposed medium density zoning between Acacia Avenue and the Pacific Highway has not been clearly articulated in the draft plan. The map for Precinct 9 includes the label: "Consider rezoning land to R1 – General Residential to encourage medium density development along the key Pacific Highway frontage (with access from rear)". We note that this would rely on incremental lot-consolidation and would also require consideration of how development is to address the highway frontage. If a primary</p>	<p>- Noted.</p> <hr/> <p>- Noted and agreed.</p> <p>- Noted and agreed.</p> <hr/> <p>- Council has proposed to continue advocating for improved public transport, however Residents need to utilise public transport at a higher rate in order for it to be financially viable to provide more services.</p> <p>- Noted. Busways has been consulted to determine the best future routes to service the area, and the additional connections will assist bus services by reducing dead-ends that require the bus route to backtrack repeatedly over the same areas for entry and exit.</p> <hr/> <p>- Medium density housing is now also proposed adjacent to the Lake Munmorah Shopping Centre. The rationale for medium density development along the Pacific Highway frontage is based on access to the highway corridor which may be of benefit for public transport usage in the future.</p>

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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	objective is to reduce direct vehicular access to the highway, an alternative option could be to construct a local access road (where space permits) within the southern verge of the highway.	
2. D13531400	<p>Aboriginal Land Claims and Native Title</p> <ol style="list-style-type: none"> 1. The plan identifies significant areas of Crown land for use as a biodiversity corridor (Precinct 1) and acknowledges that the majority of this Crown land is under claim by the Darkinjung Local Aboriginal Land Council (LALC). Other Crown land may also be subject to land claims. To this end, Council must ensure due regard is given to the impact of Aboriginal Land Claims, under the NSW Aboriginal Land Rights Act 1983, and seek comment from the Darkinjung LALC prior to finalising the plan. 2. Due regard should also be given to the impact of the Commonwealth Native Title Act 1993 (NTA) on the proposed plan. That is, for Crown land where native title still exists, the use or redevelopment of Crown land must be consistent with the provisions of the NTA (Cth). <p>Land Negotiation Programme</p> <ol style="list-style-type: none"> 1. The NSW Government is currently undertaking a comprehensive review of Crown land management in the Central Coast local government area to ensure that the use and management of Crown land continues to meet community needs across NSW. This review includes a strategic assessment of State and local land between the department, Council and the Darkinjung LALC. 2. This process may provide opportunities for Crown land that is of predominantly of local interest to be transferred to Council to enable better decisions about the land to be made by local communities. Other Crown land may be transferred Darkinjung LALC or retained by the State. <p>Crown Reserves</p> <ol style="list-style-type: none"> 1. Crown land is reserved for various public purposes and the plan should propose land uses consistent with the reservation / dedication. 2. The plan should not adversely impact or compromise the future use, development capacity, access to, or the ability to manage Crown land in accordance with the principles of Crown land management 	<p>- Noted. Darkinjung Local Aboriginal Land Council has been contacted on two occasions to advise of public exhibition and to seek feedback.</p> <p>- Noted.</p> <p>- Noted.</p> <p>- Noted.</p> <p>- Noted and agreed.</p> <p>- Noted and agreed.</p>

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	<p>under section 1.4 of the Crown Land Management Act 2016 (CLM Act). The plan should acknowledge the potential for development opportunities on Crown land where relevant to deliver balanced social, environmental and commercial outcomes.</p> <p>3. Where existing or proposed recreational facilities, including walking and cycling networks, carparks, signage and access management infrastructure, are located on Crown land, not under Council management, appropriate authorisations from the department are likely to be required. This may include Council being appointed as the Crown land manager under the CLM Act for the affected reserve(s) or, where appropriate, Council seeking an appropriate tenure for the use and occupation of the affected Crown land.</p> <p>4. Infrastructure or buffer zones to service new development should not be located on Crown land. This includes drainage infrastructure, stormwater management, utilities and services and bush fire asset protection zones.</p>	<p>- Noted and agreed.</p> <p>- Noted and agreed.</p>
	<p>Crown roads</p> <p>1. The department has an important role in administering the State's Crown road network under the Roads Act 1993. The department's role differs from other roads authorities in that Crown roads are managed to provide legal access to vacant allotments or parish portions established in original Crown subdivisions. This role does not involve road construction, maintenance and traffic management - the traditional role of local councils.</p> <p>2. Transfer of affected Crown roads, such as Saliena Avenue, to Council will be required to service future demands identified within the plan. Traffic generating development should not be encouraged where such development cannot be serviced by Council roads (either existing or transferred Crown roads or other agreed private access arrangements).</p> <p>3. The planning process would benefit from a strategic assessment of which public road corridors are required and which roads might be closed within the study area. The aim of a strategic approach to road closures would be to rationalise the public road network and identify Crown and council roads required for future needs.</p>	<p>- Noted.</p> <p>- Noted.</p> <p>- Council is currently working with a consultant to prepare a Road Development Strategy assessment.</p>
3. D13531407	Bushfire	- Noted.

3.4 Greater Lake Munmorah Structure Plan - Results of public consultation

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	<ol style="list-style-type: none"> 1. No objection is raised to the Draft Greater Lake Munmorah Structure Plan in relation to Strategic Land Use Planning framework and future development on bush fire prone land, subject to future studies addressing bush fire risk to development in the study area. 2. The aims and objectives of Planning for Bush Fire Protection 2006 (or any subsequent version) need to be considered in future strategic planning stages, particularly for amendments related to zoning and lot sizes leading to increase in density on bush fire prone land, to ensure protection of life and property regarding environmental constraints. 3. The requirements of Chapter 4 Strategic Planning, Parts 4.1 to 4.6 inclusive, of Pre-release Planning for Bush Fire Protection 2018 (or any subsequent version) need consideration in strategic planning proposals on bush fire prone land. A Strategic Bush Fire Study is to be undertaken to inform land use planning decisions, as detailed in Table 4.2.1 of Pre-release Planning for Bush Fire Protection 2018, which need to address, but not be limited to, the following: <ul style="list-style-type: none"> - A bush fire landscape assessment which considers the impact on life and property, likelihood, severity and intensity of a potential bush fire on the subject land and its surrounds. - A land use assessment which identifies the most appropriate locations for future land uses in relation to bush fire. - A study of the existing and future road networks within the subject area and broader contexts; - An assessment of the future impact of new development on emergency services provision; - An assessment of the issues associated with infrastructure provision; and, - The impact of new development on adjoining land uses and landowners. 4. Future development and planning proposals shall have regard for the provisions for asset protection zones (APZs), access, services, emergency planning and landscaping/vegetation management in accordance with Appendix 2 and Chapter 4.1.3 for residential and rural residential subdivisions and Chapter 4.2.7 for special fire protection purpose (SFPP) development of Planning for Bush Fire Protection 2006 (or any subsequent version). Such proposals need to 	<p>- Noted.</p> <p>- Noted.</p> <p>- Noted.</p>

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	consider the bush fire threat posed by any Endangered Ecological Community (EEC), vegetation captured by the Biodiversity Conservation Act 2016 and vegetated corridors proposed to be retained or created, where these are adjacent to existing and future land release areas.	
4. D13532763	<p>Electricity Easements:</p> <ol style="list-style-type: none"> TransGrid operates the NSW high-voltage transmission line network to which the subject area is constrained by the following transmission lines, structures and associated easements: <ul style="list-style-type: none"> - Transmission Line 2 Munmorah 330kV to Tuggerah 330kV - Transmission Line 23 Munmorah to Vales Point 330kV - Transmission Line 26 Munmorah to Sydney West 330kV TransGrid has in place a set of Easement Guidelines titled 'TransGrid's Easement Guidelines Third Party Development' (attached) and currently under review which outlines activities, developments or encroachments within and around TransGrid's transmission line easements that are both prohibited and permitted under certain conditions TransGrid has also in place Fencing Guidelines (attached) which give direction on fences installed on TransGrid easements. In TransGrid's view, it is essential that buildings, structures or other objects that could interfere with the safe and continuous operation of the electricity transmission line must not be placed within the easement area TransGrid will need to review and evaluate the details for each and every listed component of any proposal within the Draft Greater Lake Munmorah Structure Plan affecting TransGrid infrastructure as and when the relevant planning approvals are being sought. 	<ul style="list-style-type: none"> - Noted - Noted. - Noted. - Noted and agreed. - Noted and agreed.
5. D13534483, D13568767	<p>Agriculture:</p> <ol style="list-style-type: none"> The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to ensure the development of lands is undertaken in a manner that minimises land use conflict with adjoining agricultural industries. NSW DPI Agriculture is also committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend. NSW DPI Agriculture has assessed the Plan and generally agrees with the objectives that Council has presented but has concerns for the future protection of 	<ul style="list-style-type: none"> - Noted.

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	rural lands and industries, which are currently located in the RU6 transition Zone.	
	2. Noted that two of the proposed employment areas are already functioning as employment lands for agricultural industries with substantial investment in agricultural infrastructure (glasshouses). NSW DPI Agriculture does not support any actions that may impact on the opportunities of these two enterprises from expanding. NSW DPI Agriculture suggests that Council investigate ways to encourage further similar agricultural industries to develop in this area to create a hub.	- Noted and agreed. Structure Plan has been amended to reference this requirement.
6. D13554697	1. DPI Fisheries has no comment on the Greater Lake Munmorah Structure Plan at this stage.	- Noted.
7. D13555205	Environment: 1. The green arrows are potentially misleading as they are not based on any evidence of functionality of the vegetation patches as movement corridors. Especially at Mulloway Road. Suggest they are either removed or made vaguer. Are the blue dots related to the corridors / barriers to movement?	- The green arrows simply represent the general movement that each corridor could allow, and are there to reflect that the corridor is about connectivity and not just habitat. The blue dots represent culverts that are situated underneath the Pacific Highway corridor, a significant impediment to fauna and flora movement.
	EEC Map: 1. Angophora inopina is listed as vulnerable under both the EPBC Act and the BC Act. However, it is not an EEC. It is a threatened flora species. There are quite a few other threatened plants and animal records in this area. It is a high biodiversity value area and this map does not do justice to the development constraints and conservation opportunities here. Suggest showing a values map (see below) so that individual species are not shown. 2. What is labelled coastal saltmarsh is actually Coastal Sand Apple Blackbutt Forest (not EEC), and Coastal Sand Wallum Heath (possibly EEC), and Munmorah Impeded Sand Sedgeland (EEC). 3. Suggest replacing the map with the updated Bell 2019 version (still in draft).	- Noted. Structure Plan amended to reference EECs and Threatened Species. - Noted - Mapping has been updated to reflect the most recent adopted EEC mapping (2016). - Noted - Mapping has been updated to reflect the most recent adopted EEC mapping (2016). The draft mapping has not been used as it is not finalised as yet.

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Summary of Submissions

TRIM doc no.	Issues Raised (Summary)	Response
	<p>Corridor Precinct:</p> <p>1. If the map was zoomed out slightly, it would be clear that the placement of the east-west corridor has the corridor ending in an ash dam just outside the structure plan area. This is a tricky issue to resolve, but the plan has not attempted to do so. If the plan area boundary is a hard boundary, then the corridor needs to head south towards the dam and then west, so that the issue is dealt with inside this plan. A more strategic approach to the corridor plan would be better for all other surrounding structure plans (e.g. Munmorah Power Station) – perhaps this is a separate body of work that informs each of the individual plans. The modelling has been done by Council, so this should not be a difficult or costly exercise.</p>	<p>- The following information has been added to the Structure Plan: <i>It is noted that the western boundary of the regional biodiversity corridor adjoins the ash dam associated with the Vales Point Power Station. 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 movement and habitat purposes.</i></p>
8. D13555569	<p>Connecting local areas</p> <p>1. Supports the provision of the following identified connections, which would reduce the reliance on the Pacific Highway as the primary route to connect local catchments:</p> <ul style="list-style-type: none"> - Ruttleys Road and Tall Timbers Road, - Tall Timbers Road and Carters Road, - Carters Road and Chain Valley Bay Road, and - Chain Valley Bay Road and Kanangra Drive. 	<p>- Noted.</p>
	<p>Connections to the Pacific Highway</p> <p>1. Recommends that the proposed intersection upgrades on the Highway corridor be informed by a Traffic & Transport Assessment (TTA), which includes a network model.</p> <p>2. A Traffic Signal Controlled (TCS) intersection at Pacific Highway/Chain Valley Bay Road is supported.</p> <p>3. A TCS intersection is not supported on the Pacific Highway in the vicinity of the junction of Acacia Road and the new development Precinct 8: Recommend access to this precinct could be provided via Tall Timbers Road through the existing local road network, ultimately connecting the Kangaroo Avenue catchment to Tall Timbers Road. This will provide all directions access to the Pacific Highway via the existing TCS intersection at Tall Timbers Road.</p> <p>4. A proposed TCS at Pacific Highway and Basford Road will provide access to Precinct 2 (Employment Lands) and Precinct 5 (Saliene Avenue). RMS would need to review options in relation to this</p>	<p>- Noted - A Road Development Strategy Study has been prepared by GHD, to support the recommendations of the Structure Plan.</p> <p>- Noted.</p> <p>- Noted and agreed. Proposed TCS removed from Structure Plan.</p> <p>- A forth leg of the Tall Timbers Road TCS is noted, however not supported at this time as such a road would require the loss of the vegetated buffer to the Pacific Highway and associated amenity</p>

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	<p>upgrade to determine the optimal solution. An alternative consideration, subject to analysis, could include a fourth leg on Tall Timbers Road to connect to Precinct 5, with a local road connection to connect to Basford Road. Under this proposal, Basford Road could be altered to a left in, left out, potentially with the retention of the right in.</p>	<p>impacts for residents of the Lake Munmorah Residential Resort and Lakeside Tourist Park.</p>
	<p>Other proposed improvements</p>	
	<p>1. Reduce the speed limit on the Pacific Highway to 60km/h – The function of the Pacific Highway currently is predominantly a movement corridor to convey traffic within and through the study area. For this purpose, the existing 80km/h speed limit is considered appropriate. Following further development of the area, including intersection upgrades and increased development, RMS can consider reviewing the appropriateness of the speed zone. It is recommended that this not be included as an action within the Plan as any improvements to the Highway must apply to the speed zone in place at that time.</p>	<p>- Noted. Action relating to reduction in the Pacific Highway speed limit can be listed as a medium-term action, to be addressed as development proceeds in this area. Council believes that the current speed limit is not appropriate for a residential area with attractors on both sides of the Pacific Highway.</p>
	<p>2. 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 – In the absence of a roadside barrier, all street trees should be located outside of the crash zone for the speed limit that applies to that road.</p>	<p>- Noted. Roadside barriers should be pursued in conjunction with street tree plantings, where appropriate. Reference included in Structure Plan.</p>
	<p>3. Incorporate bus transport infrastructure along the Pacific Highway corridor – Roads and Maritime support this initiative, with bus infrastructure to be located in close proximity to pedestrian facilities.</p>	<p>- Noted.</p>
	<p>4. Incorporate the necessary portion of funds required to construct these roads into a Section 94 Development Contributions Plan (if necessary) – RMS support the inclusion of all road works within a Section 7.11 Plan for each catchment. It is to be noted that the local road connections would not be funded by Roads and Maritime, and the proposed TCS intersections would be unlikely to receive State funding. Council together with s7.11 funds should aim to provide 100% funding.</p>	<p>- Noted and agreed that some local road connections will need to be incorporated into an updated Section 7.11 Plan.</p>
	<p>5. Implement a staged program of Planning Proposals to ensure the study area is developed in a responsible and sustainable manner – RMS support appropriate staging to ensure that infrastructure such</p>	<p>- Noted and agreed.</p>

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	as the connecting local road network is delivered in a timely manner, to reduce the dependence on the Pacific Highway as the road to connect the local centres.	
9. D13573203	<p>Roads - Safety/Capacity:</p> <p>1. The draft Structure Plan proposes a new main road linking Carters Road to Chain Valley Bay Road along the northern boundary of St Brendan's, as well as a new main road linking Carters Road to Tall Timbers Road along the northern boundary of St Brigid's. Request clarification from Council as to how this land is to be acquired and if it will involve the Diocese's land.</p> <p>Bushfire:</p> <p>1. The bushfire map in the draft Structure Plan appears to differ for the Diocese mapping for St Brigid's site. Request Council confirm if the draft Structure Plan involves changes to the current bushfire mapping. Zone query</p> <p>Zone query</p> <p>1. Concerned that land is to be zoned E3 Environmental Management or E2 Environmental Conservation - Request Council to provide further detail on how these areas are to be protected in terms of planning legislation.</p>	<p>- There is no plan to acquire land for road construction at this stage. If plans change, Council will liaise with landowners as required.</p> <p>- The bushfire mapping found in the Structure Plan utilises the Bushfire Prone Land 2015 mapping that Council utilises in assessing development. No changes to the bushfire mapping is proposed.</p> <p>- The Structure Plan does not propose any zoning changes.</p>
10. D13600868 D13552543	<p>Roads - Safety/Capacity:</p> <p>1. The Plan identifies new roads between Tall Timbers Road and Carters Road, and between Chain Valley Bay Road and Carters Road, as opportunities to improve private and public transport links within the study area. These two new road projects are identified as being medium term and long-term priorities. It is my view that the construction of a new road connection is required as soon as possible. The situation as it currently stands is unsustainable and dangerous. Urgent action is required now to alleviate these serious safety and traffic congestion issues.</p>	<p>- Noted. New roads linking Carters Road to Tall Timbers Road and Chain Valley Bay Road have been identified as possible connecting roads, as part of the Draft Greater Lake Munmorah Structure Plan. A Road Development Strategy assessment, including an assessment of the feasibility of providing new road links, has been prepared by GHD and supports the findings of the Structure Plan. The construction costs associated with the new road links would likely be significant and subject to land acquisitions, future development and potential grant funding. Funding arrangements for design and construction of these roads will need to be determined prior to any commitments being made in relation to timing.</p> <p>- In the meantime, interim works on Carters Road are currently being developed by Council and include:</p>

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2.	No new road connections are listed as projects on page 75.	<ul style="list-style-type: none"> • Widening of the road pavement and installation of kerb and gutter and footpath to the eastern side of Carters Road, opposite St Brigid’s Catholic College. • Concept plans for 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. <p>- The Draft Greater Lake Munmorah Structure Plan includes the following new road projects as actions:</p> <ul style="list-style-type: none"> • Provide a connector road between Tall Timbers Road and Carters Road to service Precinct 8. • Provide a connector road between Rutleys Road and Tall Timbers Road to service the employment lands precinct. • Provide a connector road between Chain Valley Bay Road and Carters Road, subject to the approval of the rezoning of land owned by Darkinjung Local Aboriginal Lands Council. • Provide a signalised intersection, including pedestrian crossing, at the junction of Chain Valley Bay Road/Pacific Highway to service Precinct 7 and proposed Darkinjung Local Aboriginal Land Council development. • Incorporate the necessary portion of funds required to construct these roads into a Section 7.11 Development Contributions Plan (if necessary). <p>- Noted and added to Structure Plan as an action (was not listed as an action previously, however it was identified within the plan otherwise).</p>
3.	Urges Council to pursue the transfer of land ownership of the 700m long gravel road through the Lake Munmorah State Conservation Area to Council to create a public road reserve and to seek funding to upgrade this road to a bitumen sealed surface.	
Public transport		
1.	The construction of new road connections will provide a significant opportunity to improve public transport connections in the study area through improved connectivity and reduced journey times. Local transport operators have previously advised that one of the biggest barriers to improving public transport to the communities within the study area is the 'dead running' associated with running public transport services out and back along the same route to each of the communities.	<p>- The development of additional road connections will assist in reducing dead-ending for bus companies. Council has been in regular contact with Busways in relation to the Structure Plan.</p>

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	2. Council should continue to advocate for improved public transport services to all of the communities within the study area and those further north including Gwandalan and Summerland Point.	- Noted and agreed.
	Shared pathways	
	1. I am pleased that Council has identified several new shared pathway connections within the study area including one linking Park Trees Village and Elizabeth Bay Drive and another linking Mannering Park and Chain Valley Bay.	- Noted.
	2. The construction of a shared pathway from Park Trees Village to Elizabeth Bay Drive will form part of a larger network which currently connects Elizabeth Bay Drive and Carters Road to the Lake Munmorah shopping centre. This pathway will significantly improve safety for all road users along this busy stretch of the Pacific Highway.	- Noted and agreed.
11. D13574024	Roads - Safety/Capacity:	
	1. TfNSW, supported by Roads and Maritime Services (Roads and Maritime), are currently preparing a Draft Central Coast Future Transport Plan, a supporting plan as part of Future Transport 2056. TfNSW concurs with Roads and Maritimes' letter of 23 May 2019, and agrees with a strategy of providing multi-modal transport options connecting local areas thereby reducing conflicting local and regional traffic movements from the Pacific Highway.	- Noted and agreed.
	2. Before individual Planning Proposals are contemplated by Council, a transport and traffic study should be undertaken to understand the cumulative infrastructure and services requirements for the Structure Plan area. This work could also include an assessment of the opportunities for better local connectivity between the individual precincts and access to / from the Pacific Highway.	- A Road Development Strategy Study has been prepared by GHD Consultants, to support this Structure Plan.

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	<p>Recreation:</p> <p>1. Future Transport 2056 is aligned with Department of Planning and Environment's (DP&E) Central Coast Regional Plan 2036, including the vision for the Central Coast region. The Draft Greater Lake Munmorah Structure Plan (draft Structure Plan), aligns with the vision identified in these NSW Government strategies. The draft Structure Plan identifies the need for better pedestrian and cycle accessibility by ensuring connections between public transport and local centres to residential communities are provided. It also identifies the need for additional pedestrian crossings at signalised intersections on the Pacific Highway. These initiatives are supported by Future Transport 2056.</p>	<p>- Noted and agreed.</p>
	<p>Public Transport:</p> <p>1. The draft Structure Plan notes there is low patronage of public transport within the Central Coast region. TfNSW are currently reviewing the existing public transport services, as part of the Central Coast Future Transport Plan, to understand how to better service the region. The NSW Government is currently preparing the Draft Central Coast Future Transport Plan. Council and DPE are important stakeholders in the development of this plan and will have the opportunity for comment and input throughout the development of the plan.</p>	<p>- Noted and supported.</p>
12. D13606888	<p>Economy:</p> <p>1. Is there something that compares proposed yields from NWSSP and GLMSP precincts?</p> <p>2. Proposed change of employment land in NWSSP precinct 16 to residential (GLMSP precinct 5) – Need to better understand consequences for meeting employment land needs in NWSSP/LGA.</p>	<p>- Comparison between NWSSP, GLMSP and Forecast ID projections can be found on Page 100. Employment land yield comparison has now also been added. The GLMSP residential dwelling/population projections are higher than the NWSSP projections. The GLMSP employment projection is only slightly lower than the NWSSP projections (825 jobs compared to 945 jobs respectively).</p> <p>- It is Council's position (based on the Employment Lands Analysis) that the future supply of employment land was too high and could be reduced by a small margin. In addition, the owners of the former Munmorah Power Station site have prepared a masterplan that includes a substantial area of proposed employment lands. This will more than offset any loss of employment lands within the GLMSP area.</p>

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3.	Has consideration been given to how the proposed changes to employment/residential precincts could be viewed in other parts of the LGA where the NWSSP designates the land as future employment?	- See comment above. Council believes that the sites that changed designation from Employment to residential land have the benefit of being located adjacent to residential land, and located on the periphery of the employment lands area for the NWSSP. NWSSP Precincts 10, 11, 12, 13 and 14 do not share this circumstance.
4.	We note the comments about employment land (from Hill PDA). One of the NWSSP's considerations was to provide sufficient opportunity for employment near the potential residential growth areas. Has this been considered in Hill PDA work?	- The GLMSP employment projections are only slightly lower than the NWSSP projections, and it is Council's position that the future supply of employment land was too high and could be reduced by a small margin. In addition, the owners of the former Munmorah Power Station site have prepared a masterplan that includes a substantial area of proposed employment lands. This will more than offset any loss of employment lands within the GLMSP area.
5.	Hill PDA comment re. fragmenting other employment lands by developing employment here is unclear.	- The intent of the comment in the Hill PDA report re: Fragmentation is relevant to the recommendation of the report that early development of the GLMSP employment lands could negatively impact the performance of employment zones such as the WEZ.
Housing:		
1.	Additional residential land has been identified at Chain Valley Bay (GLMSP precinct 7). What is the basis for these proposed changes?	- The exhibited draft GLMSP proposed an additional potential future residential area at 48 Sunset Parade, Chain Valley Bay. After further consideration, it was decided that adding the Kariola Street, Chain Valley Bay property was a logical extension to the existing residential area of Chain Valley Bay. However, only half of this site is proposed as part of the GLMSP as it has been determined that an adequate bushland connection to Lake Macquarie is required. Therefore, the northern half of the Kariola Street site is identified as part of the biodiversity corridor.
Other		
1.	Would a similar process to GLMSP and potential outcome (review of precincts) be proposed for the rest of the NWSSP area?	- Council is currently preparing a Structure Plan for the Greater Warnervale area which covers the remainder of future residential land, except for the small precinct at Summerland Point.
2.	Strategic Sites in NWSSP - Given different land use expectations and potential conflicts, suggest documenting how these went from Strategic Sites, to Green Corridors and res areas and have a documented process (similar to former Wyong Shire Council's Environmental Management Framework for Wyong LEP 2013).	- Strategically Located, Constrained Sites added to Structure Plan under Precinct 10. Only a very small portion of land identified within these sites is not identified within the GLMSP, and this is based on the required width of biodiversity corridor, flooding and drainage constraints.

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	<ol style="list-style-type: none"> 3. End product - Suggest final 'Structure Plan' might be a briefer document without the evidence at the front and primarily comprising maps, action plans and staging and sequencing. 4. Need to consider and discuss with Council in more detail. Need to consider triggers for future stages, funding of lead-in infrastructure, consequences of out-of-sequence development, precinct v part-precinct rezoning. 	<ul style="list-style-type: none"> - It is likely that the Executive Summary will be utilised as a brief version of the Structure Plan. - Noted and agreed.
13. D13637859	<p>Land Rezoning request / Change of designation</p> <ol style="list-style-type: none"> 1. The Draft Structure plan appears to create a "hard boundary" for the biodiversity corridor and therefore the development footprint of the Lake Munmorah site. It is requested that Council further consult with Darkinjung LALC as they finalise biodiversity and habitat connectivity studies before final adoption of the Structure Plan. Final adoption of the Structure Plan should not occur until these matters have been properly investigated to ensure opportunity is not lost because of potentially premature policy settings. 2. There is Crown Land within the proposed biodiversity corridor along the east-west spine of the Draft Structure Plan area that Darkinjung LALC have claimed. The redevelopment potential of this land has not been comprehensively investigated. It is, therefore, requested that Council continue to consult with Darkinjung LALC as required by Direction 6 of the Central Coast Regional Plan 2036 (CCRP) and the Memorandum of Understanding (MOU) with Darkinjung LALC to further investigate the redevelopment potential of this land. Again, it is requested that final adoption of the Structure plan should not occur until these investigations have been undertaken. In this way, opportunities that may otherwise exist to satisfy objectives of the CCRP are not ruled out. 	<ul style="list-style-type: none"> - The biodiversity corridor is an essential component of regional planning for the Central Coast, and represents the only available east-west corridor within the Central Coast. It is important that the connectivity of this corridor is not compromised. - Council will continue to consult extensively with the DLALC in regard to the relevant Planning Proposals that come into Council. In terms of the GLMSP and the land claims process, it is not considered necessary or prudent to delay adoption of the document, given the potential time delays that could occur with the land claims process.