



Our ref: DOC21/1003537-4

Your ref: PP_113_2020

Dean Fisher

Senior Strategic Planner
Local Planning and Policy
Central Coast Council
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Dear Dean

Request for comment – 39 Dell Street, West Gosford Planning Proposal – West Gosford LGA

I refer to your email, dated 9 November 2021, seeking input into the 39 Dell Street, West Gosford Planning Proposal. This proposal directly related to the rezoning of Lot 6 DP 3944 under the Gosford Local Environmental Plan 2014. This proposal seeks to rezone 9.7 hectares of land from 7(a) Conservation and Scenic Protection under Interim Development Order 122 to a combination of IN1 General Industrial and E2 Environmental Conservation.

Biodiversity and Conservation Division's (BCD) recommendations are provided in **Attachment A** and detailed comments are provided in **Attachment B**. BCD has no comments regarding flooding and flood risk.

If you require any further information regarding this matter, please contact Jayme Lennon, Senior Conservation Planning Officer, on 9585 6935 or via email at huntercentralcoast@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Crick'.

STEVEN CRICK
Senior Team Leader Planning
Hunter Central Coast Branch
Biodiversity and Conservation Division
26 November 2021

Enclosure: Attachments A and B

BCD's recommendations

39 Dell Street, West Gosford Planning Proposal

1. Ecological assessments should be included in the planning proposal, along with mapping of the extent of the EEC and any other threatened entities that were found onsite to demonstrate that the impacts of the proposed development have been assessed and avoidance and mitigation measures have been applied appropriately.
2. The proposed conservation lands should be clarified with respect to area and proposed land use zone. E2 Environmental Management should be applied to these areas.

BCD's detailed comments

39 Dell Street, West Gosford Planning Proposal

Biodiversity

1. The results of biodiversity assessments should be provided for review.

Section C (7) of the planning proposal indicates that assessments were undertaken to determine the suitability of the site for inclusion into the Coastal Open Space System. Section B (3) of the planning proposal identifies that an Endangered Ecological Community (EEC) has been identified on site under the Central Coast Regional Plan 2036. No ecological assessment is included in the planning proposal, and mapping of the extent of the EEC and any other threatened entities that were found onsite has not been provided. This information is necessary to assess the consistency of the planning proposal with ministerial direction 2.1 of the Section 9.1 (2) of the *Environmental Planning and Assessment Act 1979*.

Recommendation 1

Ecological assessments should be included in the planning proposal, along with mapping of the extent of the EEC and any other threatened entities that were found onsite to demonstrate that the impacts of the proposed development have been assessed and avoidance and mitigation measures have been applied appropriately.

2. Inconsistencies in the document should be clarified

There are inconsistencies in the planning proposal, including the area proposed to be rezoned or the land use zone that will be applied. References to the proposed conservation lands range from 7.3 hectares (ha) to 7.4ha (e.g. p.3, both figures are mentioned). The zoning of these conservation lands also varies from E3 – Environmental Management (p.4) to E2 Environmental Conservation (p. 3).

Recommendation 2

The proposed conservation lands should be clarified with respect to area and proposed land use zone. E2 Environmental Conservation should be applied to these areas.