



Rachelle Hardaker
Senior Strategic Planner
Central Coast Council

By email: rachelle.hardaker@centralcoast.nsw.gov.au
cc: shruthi.sriram@dpie.nsw.gov.au

Dear Rachelle

Response to request for agency referral – PP-2023-2245 – Reclassification of various Council owned land from Community to Operational

The Biodiversity and Conservation Division (BCD) received your request regarding PP-2023-2245 on 6 December 2023 and has reviewed the information provided.

BCD understands that Central Coast Council is proposing to reclassify 10 parcels of land from Community Land to Operational Land. Three sites are also proposed to be rezoned from RE1 Public Recreation to RE2 Private Recreation. The main objective of the proposal is to enable future long-term lease or sale of Council owned land.

BCD raises no objection to the proposal, provided the reclassification does not raise development expectation to parcels that are either of high biodiversity value, flood prone or mapped coastal zones. For example, 6W Kemira Road Lake Munmorah has been identified as high biodiversity value and a biodiversity certification application is currently being assessed by BCD. The property at 20 Summerland Road, Summerland Point is also of high biodiversity value.

It is understood that the proposed reclassification does not propose new forms of development, and that any future planning proposal or development would be subject to separate application and assessment in accordance with legislation such as the Biodiversity Conservation Act 2016, Coastal Management Act 2016 and State Environmental Planning Policy (SEPP) Resilience and Hazards 2021. It is recommended however that effort be made at this stage of the process to avoid placing increased development pressure on areas known to be of biodiversity value, flood prone or within a mapped coastal zone.

If you have any further questions about this issue, please contact Sarah Warner, Senior Regional Conservation Planning Officer at huntercentralcoast@environment.nsw.gov.au

Yours sincerely

Joe Thompson
**Director, Hunter Central Coast
Biodiversity and Conservation Division**

11 January 2024