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SREP 8 – Central Coast Plateau Areas	Assessment/Comment
<p><i>Aims:</i></p> <ul style="list-style-type: none"> <li><i>(a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses,</i></li> <li><i>(b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability,</i></li> <li><i>(c) (Repealed)</i></li> <li><i>(d) to protect regionally significant mining resources and extractive materials from sterilization,</i></li> <li><i>(e) to enable development for the purposes of extractive industries in specified locations,</i></li> <li><i>(f) (Repealed)</i></li> <li><i>(g) to protect the natural ecosystems of the region, and</i></li> <li><i>(h) to maintain opportunities for wildlife movement across the region, and</i></li> <li><i>(i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</i></li> <li><i>(j) to encourage the preparation of draft local environmental plans based on merits.</i></li> </ul>	<p>No land within the draft Planning Proposal is located within the SREP 8 – Central Coast Plateau Area.</p>
SREP 9 – Extractive Industries	Assessment/Comment
<p><i>Aims:</i></p> <ul style="list-style-type: none"> <li><i>(a) to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance, and</i></li> <li><i>(b) to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 1 or 2, and</i></li> <li><i>(c) to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential, and</i></li> <li><i>(d) to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and</i></li> </ul>	<p>This SREP applies predominantly to land on the Central Coast Plateau (e.g. in the Somersby, Kulnura, Peats Ridge, Mount White and Calga localities).</p> <p>No land within the draft Planning Proposal is located within the SREP 9 – Extractive Industries area.</p>

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<p>(e) to prohibit development for the purpose of extractive industry on the land described in Schedule 3 in the Macdonald, Colo, Hawkesbury and Nepean Rivers, being land which is environmentally sensitive.</p>	
<p><b>SREP 20 – Hawkesbury-Nepean River</b></p>	<p><b>Assessment/Comment</b></p>
<p>Aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.</p>	<p>No land within the draft Planning Proposal is located within the SREP 20 – Hawkesbury-Nepean River.</p>
<p><b>SEPP 19 Bushland in Urban Areas</b></p>	<p><b>Assessment/Comment</b></p>
<p>Aims:</p> <ul style="list-style-type: none"> <li>(a) to protect the remnants of plant communities which were once characteristic of land now within an urban area,</li> <li>(b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,</li> <li>(c) to protect rare and endangered flora and fauna species,</li> <li>(d) to protect habitats for native flora and fauna,</li> <li>(e) to protect wildlife corridors and vegetation links with other nearby bushland,</li> <li>(f) to protect bushland as a natural stabiliser of the soil surface,</li> <li>(g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</li> <li>(h) to protect significant geological features,</li> <li>(i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</li> <li>(j) to protect archaeological relics,</li> <li>(k) to protect the recreational potential of bushland,</li> <li>(l) to protect the educational potential of bushland,</li> <li>(m) to maintain bushland in locations which are readily accessible to the community, and</li> <li>(n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.</li> </ul>	<p><b>Note:</b> Only applies to Gosford though is identified to be expanded to Wyong under the draft Environment SEPP exhibited in 2018.</p> <p>The proposal seeks to rezone part of the site for more intense urban (residential) purposes. However, the proposal facilitates the protection</p>  <p>Figure 1: EEC identified in blue at southern boundary of site.</p> <p>and conservation of environmentally sensitive areas.</p> <p>A Biodiversity Certification Assessment Report</p>



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	<p>(BCAR) has been prepared by Travers Bushfire and Ecology (2019) to support the proposal. The BCAR identifies one Endangered Ecological Community (EEC) on the site - Swamp Sclerophyll Forest on Coastal Floodplains of the NSW NC, SB and SEC Bioregions. This EEC is predominantly located within the existing E2 Environmental Conservation zoned area of the site. This portion of the site is identified as an inter-regional corridor within the strategic regional planning framework (Central Coast Regional Plan) and is not proposed to be rezoned from the existing E2 zone.</p> <p>The BCAR also identifies that the remainder of the site contains actual and potential habitat for several threatened fauna species (including microbats and squirrel gliders).</p> <p>The site also forms part of a local corridor connecting the riparian corridor through the site to the north. The proposal includes the loss of some of this habitat. However, the increased width of the biodiversity corridor and the proposal to zone this land to E2 Environmental Conservation and prepare a Vegetation Management Plan for this site, will ensure that environment protection on this site is improved and the inter-regional corridor is solidified in perpetuity. To this end, a Habitat Corridor Functional Analysis has been prepared to support the Proposal. The Analysis proposes mitigation measures to improve the functionality of the corridor, including:</p> <ul style="list-style-type: none"> <li>• Glider pole installation on Mulloway Road and Teraglin Drive.</li> <li>• Terrestrial culverts off Mulloway Road.</li> <li>• Planting of fast-growing foraging tree species within the Mulloway Road frontage of the corridor.</li> </ul> <p>The proposal is consistent with the provisions of this SEPP.</p>
<b>SEPP No 21 - Caravan Parks</b>	<b>Assessment/Comment</b>
<i>The aim of this Policy is to encourage—</i>	The current zoning of the site does not permit

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<ul style="list-style-type: none"> <li>(a) <i>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</i></li> <li>(b) <i>the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</i></li> <li>(c) <i>the provision of community facilities for land so used, and</i></li> <li>(d) <i>the protection of the environment of, and in the vicinity of, land so used.</i></li> </ul>	<p>caravan parks. The proposed zoning will continue to prohibit caravan park development.</p> <p>The proposal is consistent with the provisions of this SEPP.</p>
SEPP No 36 – Manufactured Home Estates	Assessment/Comment
<p><i>The aims of this Policy are—</i></p> <ul style="list-style-type: none"> <li>(a) <i>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</i></li> <li>(b) <i>to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and</i></li> <li>(c) <i>to encourage the provision of affordable housing in well-designed estates, and</i></li> <li>(d) <i>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</i></li> <li>(e) <i>to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</i></li> <li>(f) <i>to protect the environment surrounding manufactured home estates, and</i></li> <li>(g) <i>to provide measures which will facilitate security of tenure for residents of manufactured home estates.</i></li> </ul>	<p>Manufactured Home Estates (MHE) are not a defined use in the Standard LEP dictionary. However, using SEPP 36 provisions, MHE's would be permitted where Caravan Parks are permissible.</p> <p>The current zoning of the site does not permit caravan parks/MHE's. The proposed zoning will continue to prohibit caravan park/MHE development.</p> <p>The proposal is consistent with the provisions of this SEPP.</p>
SEPP 55 – Remediation of Land	Assessment/Comment
<p><i>Aims:</i></p> <ul style="list-style-type: none"> <li>(a) <i>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:</i></li> </ul>	<p>A Preliminary Site Investigation for Contamination has been prepared by Douglas Partners (2016) and has found that there is a low potential for widespread contamination</p>

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<p>(b) <i>by specifying when consent is required, and when it is not required, for a remediation work, and</i></p> <p>(c) <i>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</i></p> <p>(d) <i>by requiring that a remediation work meet certain standards and notification requirements.</i></p>	<p>given the past site activities (see Supporting Documentation).</p> <p>Localised potential contamination sources were identified in the northern portion of the site in and around the building footprint. These localised potential contamination issues can be readily addressed through investigation and localized remediation if required.</p> <p>Based on this assessment, it is determined the site is generally considered compatible with the proposed residential land use. This next phase of investigation can be addressed through the development application process for the site and would include an assessment of the site soils for chemicals and physical characteristics, to assess the perceived low to medium risk of contamination.</p> <p>The proposal is consistent with the provisions of this SEPP.</p>
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<p><b>SEPP 65 – Design Quality of Residential Apartment Development</b></p>	<p><b>Assessment/Comment</b></p>
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<p><i>Aims to improve the design quality of residential apartment development in NSW. The provisions of the SEPP do not apply to boarding houses or serviced apartments unless an LEP requires it to do so.</i></p>	<p>The Planning Proposal includes the rezoning of part of the site to R2 Low Density Residential zone. This will result in boarding houses being permissible with consent.</p> <p><b>Note:</b> Boarding Houses will be removed from the R2 zone through an amendment to SEPP (Affordable Rental Housing). This will need to be reviewed within the future Housing Strategy.</p> <p>Wyong LEP 2013 does not specify that the provisions of SEPP 65 - Design Quality of Residential Apartment Development apply to boarding houses. As such, assessment of the design quality of proposals is a merits assessment.</p> <p>Council has seen increased community interest in proposals for these purposes. In order to provide greater clarity and transparency to the design of such developments, the draft CCLEP includes a clause that specifies that the provisions of SEPP 65 apply in these instances.</p>
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	<p>The Draft Design and Place SEPP proposes to repeal and replace both SEPP 65 and SEPP (Building Sustainability Index: BASIX) 2004, with relevant provisions transferred across. The draft Design and Place SEPP has been exhibited and is being prepared for an additional round of public consultation in late 2021.</p> <p>The proposal is consistent with the provisions of this SEPP.</p>
<b>SEPP (Aboriginal Land) 2019</b>	<b>Assessment/Comment</b>
<p><i>Aims to:</i></p> <p>(a) <i>to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and</i></p> <p>(b) <i>to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i></p>	<p>There are four sites within the Central Coast LGA which are subject to the SEPP. The Planning Proposal does not apply to any of these sites.</p>
<b>SEPP (Activation Precincts) 2020</b>	<b>Assessment/Comment</b>
<p><i>The aim of this Policy is to identify Activation Precincts in order to—</i></p> <p>(a) <i>promote economic development, industry investment and innovation and to create employment in those Precincts, and</i></p> <p>(b) <i>facilitate strategic and efficient development of land and infrastructure in those Precincts, and</i></p> <p>(c) <i>protect and enhance land in those Precincts that has natural and cultural heritage value.</i></p>	<p>No land within Central Coast LGA is located within a declared Activation Precinct. The SEPP does not apply to this Planning Proposal.</p>
<b>SEPP (Affordable Rental Housing) 2009</b>	<b>Assessment/Comment</b>
<p><i>The aims of this Policy are as follows—</i></p> <p>(a) <i>to provide a consistent planning regime for the provision of affordable rental housing,</i></p> <p>(b) <i>to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,</i></p>	<p>The Planning Proposal includes the rezoning of part of the site to R2 Low Density Residential zone. This will result in boarding houses, secondary dwellings and dual occupancy development being permissible with consent.</p> <p>This will assist in providing increased opportunities for affordable housing provision.</p> <p><b>Note:</b> Boarding Houses will be removed from the R2 zone through an amendment to SEPP (Affordable</p>

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<ul style="list-style-type: none"> <li>(c) <i>to facilitate the retention and mitigate the loss of existing affordable rental housing,</i></li> <li>(d) <i>to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,</i></li> <li>(e) <i>to facilitate an expanded role for not-for-profit-providers of affordable rental housing,</i></li> <li>(f) <i>to support local business centres by providing affordable rental housing for workers close to places of work,</i></li> <li>(g) <i>to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.</i></li> </ul>	<p>Rental Housing). This will need to be reviewed within the future Housing Strategy.</p> <p>The proposal is consistent with the provisions of this SEPP.</p>
SEPP (Coastal Management) 2018	Assessment/Comment
<p><i>Aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:</i></p> <ul style="list-style-type: none"> <li>(a) <i>managing development in the coastal zone and protecting the environmental assets of the coast, and</i></li> <li>(b) <i>establishing a framework for land use planning to guide decision-making in the coastal zone, and</i></li> <li>(c) <i>mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</i></li> </ul> <p><i>The SEPP consolidates the provisions of former SEPP 14, SEPP 26 – Littoral Rainforests and SEPP 71.</i></p>	<p>The subject site is located on land which is within a coastal environment area as identified by this SEPP.</p> <p>An assessment of the proposal against the matters for consideration for land within a coastal environment area has been undertaken. It is considered that water quality measures can be appropriately implemented to ensure the water quality and volume of water flowing into Karignan Creek stays at pre-development levels, and that coastal environmental values and natural coastal processes will be maintained.</p> <p>An assessment of the proposal against the Principles of the NSW Coast Policy has been undertaken (see <i>01. Assessment &amp; Endorsement – F. Coastal Policy Assessment</i>). The proposal is generally consistent with the Principles of the Coastal Policy NSW. The proposal does not include land within a Coastal vulnerability area, nor is it in a coastal hazard area or a coastal wetland/littoral rainforest area.</p> <p>Through the site's inclusion within the North Wyong Shire Structure Plan (NWSSP) as a future</p>



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	development precinct, the proposal is considered consistent with the Coastal Design Guidelines (2003).
<b>SEPP (Educational Establishments and Childcare Facilities) 2017</b>	<b>Assessment/Comment</b>
<p><i>Aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State by:</i></p> <ul style="list-style-type: none"> <li><i>(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</i></li> <li><i>(b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and</i></li> <li><i>(c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and</i></li> <li><i>(d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and</i></li> <li><i>(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i></li> <li><i>(f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</i></li> <li><i>(g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and</i></li> </ul>	<p>The Planning Proposal includes the rezoning of part of the site to R2 Low Density Residential zone. The permissibility of related land uses (e.g. education establishments, centre and home-based childcare facilities) within the R2 zone of the draft CCLEP (soon to be in effect) has had regard for the exempt and complying development provisions introduced by this SEPP and amendments to SEPP Exempt and Complying Development.</p> <p><i>Note: DPIE is undertaking a review of the Education SEPP aimed at improving the operation, efficiency and usability of the SEPP and supporting documents. Proposed amendments have been exhibited, but not yet adopted at the time of preparation of this Planning Proposal.</i></p> <p>The Proposal is consistent with this direction.</p>



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<p>(h) <i>encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.</i></p>	
SEPP (Gosford City Centre) 2018	Assessment/Comment
<p>Aims to:</p> <ul style="list-style-type: none"> <li>(a) <i>to promote the economic and social revitalisation of Gosford City Centre,</i></li> <li>(b) <i>to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,</i></li> <li>(c) <i>to protect and enhance the vitality, identity and diversity of Gosford City Centre,</i></li> <li>(d) <i>to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,</i></li> <li>(e) <i>to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,</i></li> <li>(f) <i>to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,</i></li> <li>(g) <i>to help create a mixed-use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,</i></li> <li>(h) <i>to preserve and enhance solar access to key public open spaces,</i></li> <li>(i) <i>to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,</i></li> <li>(j) <i>to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.</i></li> </ul>	<p>The land comprising Gosford City Centre as defined by the SEPP (Gosford City Centre) 2018 is not subject to the draft Planning Proposal.</p>
SEPP (Housing for Seniors or People with a	Assessment/Comment



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Disability) 2004	
<p>(1) <i>This Policy aims to encourage the provision of housing (including residential care facilities) that will—</i></p> <ul style="list-style-type: none"> <li>(a) <i>increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and</i></li> <li>(b) <i>make efficient use of existing infrastructure and services, and</i></li> <li>(c) <i>be of good design.</i></li> </ul> <p>(2) <i>These aims will be achieved by—</i></p> <ul style="list-style-type: none"> <li>(a) <i>setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and</i></li> <li>(b) <i>setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and</i></li> <li>(c) <i>ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.</i></li> </ul>	<p>The Planning Proposal includes the rezoning of part of the site to R2 Low Density Residential zone. The draft CCLEP (soon to come into effect) utilises the SI, including amendments arising from the implementation of this SEPP.</p> <p>The Proposal will enable increased density, supply and diversity in potential housing forms for the land.</p> <p>The Proposal is consistent with this direction.</p>
SEPP (Infrastructure) 2007	Assessment/Comment
<p><i>Aims to facilitate the effective delivery of infrastructure by:</i></p> <ul style="list-style-type: none"> <li>(a) <i>improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i></li> <li>(b) <i>providing greater flexibility in the location of infrastructure and service facilities, and</i></li> <li>(c) <i>allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i></li> <li>(d) <i>identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i></li> </ul>	<p>The Planning Proposal includes the rezoning of part of the site to R2 Low Density Residential zone. The operation of the Infrastructure SEPP (ISEPP) will mean that some land uses may be enabled with or without development consent in the R2 zone subject to compliance with the provisions of the SEPP.</p> <p>It is not the intent of the draft Planning Proposal to contradict the provisions of the ISEPP.</p> <p>The Proposal is consistent with this direction.</p>

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<p>(e) <i>identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i></p> <p>(f) <i>providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing</i></p>	
SEPP (Koala Habitat Protection) 2021	Assessment/Comment
<p><i>This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</i></p>	<p>The SEPP requires the preparation of koala plans of management for land within the Central Coast Local Government Area.</p> <p>The SEPP does not implement any requirements for matters to be considered through the land rezoning process.</p> <p>However, more than 15% of koala feed trees listed on the Schedules to the policy were observed during ecological constraints assessment of the site and therefore the site was considered a “potential koala habitat”. Further assessment observed no koalas and no secondary evidence noted such as scats or scratches on smooth barked trees and no records exist of sightings in the immediate area. The assessment concluded that the site is not considered to comprise a potential koala habitat.</p> <p>The Proposal is consistent with this direction.</p>
SEPP (Mining, Petroleum & Extractive Industries) 2007	Assessment/Comment
<p><i>Aims:</i></p> <p>(a) <i>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</i></p> <p>(b) <i>to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</i></p> <p>(b1) <i>to promote the development of significant mineral resources, and</i></p> <p>(c) <i>to establish appropriate planning controls to encourage ecologically sustainable development</i></p>	<p>Open cut mining is permissible with consent in both the RU1 and RU2 zone under WLEP2013. Open cut mining in all other zones – Mining is not permissible under the current zoning of the site.</p> <p>The subject site is located within a Coal Seam Gas (CSG) exclusion zone. The proposal is located within land affected by coal lease CCL 707.</p> <p>Supporting correspondence attached to the proposal indicates that the rezoning of the site would not impact the likely potential for future resource extraction in the area. Subsidence Advisory NSW has advised that there is no</p>

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<p><i>through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</i></p> <p>(d) <i>to establish a gateway assessment process for certain mining and petroleum (oil and gas) development:</i></p> <ul style="list-style-type: none"> <li>(i) <i>to recognise the importance of agricultural resources, and</i></li> <li>(ii) <i>to ensure protection of strategic agricultural land and water resources, and</i></li> <li>(iii) <i>to ensure a balanced use of land by potentially competing industries, and</i></li> <li>(iv) <i>to provide for the sustainable growth of mining, petroleum and agricultural industries.</i></li> </ul>	<p>objection to the proposed rezoning.</p> <p>Future surface development will be subject to the concurrence of Subsidence Advisory NSW.</p> <p>As the proposal does not alter current arrangements, the proposal is consistent with this SEPP.</p>
<p><b>SEPP (Primary Production and Rural Development) 2019</b></p>	<p><b>Assessment/Comment</b></p>
<p><i>Aims to:</i></p> <ul style="list-style-type: none"> <li>(a) <i>to facilitate the orderly economic use and development of lands for primary production,</i></li> <li>(b) <i>to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</i></li> <li>(c) <i>to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</i></li> <li>(d) <i>to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</i></li> <li>(e) <i>to encourage sustainable agriculture, including sustainable aquaculture,</i></li> <li>(f) <i>to require consideration of the effects of all proposed development in the State on oyster aquaculture,</i></li> <li>(g) <i>to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</i></li> </ul>	<p>This SEPP identifies state significant agricultural land. At present, this does not include any agricultural land within the Central Coast LGA.</p> <p>Notwithstanding this, relevant provisions of the SEPP to the Central Coast LGA permit temporary livestock containment in zones where agriculture is permissible with or without consent.</p> <p>The proposal includes land within an existing rural zone (E2 and E3 land). The land is not currently utilised for agricultural production and is unlikely to suit this purpose in the future, given the growing residential population in the vicinity of the site.</p> <p>The proposal considers the environmental constraints of the land and incorporates a biodiversity corridor to protect native vegetation and biodiversity.</p> <p>The site is also identified within the North Wyong Shire Structure Plan as a future residential development precinct (subject to investigation) and therefore the proposal is consistent with strategic plans for the area.</p> <p>The proposal is consistent with this SEPP.</p>

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SEPP (State and Regional Development) 2011	Assessment/Comment
<p><i>The aims of this Policy are as follows—</i></p> <ul style="list-style-type: none"> <li><i>(a) to identify development that is State significant development,</i></li> <li><i>(b) to identify development that is State significant infrastructure and critical State significant infrastructure,</i></li> <li><i>(c) to identify development that is regionally significant development.</i></li> </ul>	<p>This SEPP applies to Warnervale Town Centre. The Planning Proposal does not contain provisions that will contradict or hinder the application of the SEPP in relation to Warnervale Town Centre.</p>
SEPP (State Significant Precincts) 2005	Assessment/Comment
<p><i>The aims of this Policy are as follows—</i></p> <ul style="list-style-type: none"> <li><i>(a) (Repealed)</i></li> <li><i>(b) (Repealed)</i></li> <li><i>(c) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State,</i></li> <li><i>(d) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i></li> <li><i>(e) (Repealed)</i></li> <li><i>(f) (Repealed)</i></li> </ul>	<p>This SEPP applies to Warnervale Town Centre, Wyong Employment Zone, and Warnervale Airport (contains the Obstacle Limitation Surface Map and Operations Map).</p> <p>The Planning Proposal does not contain provisions that will contradict or hinder the application of the SEPP in relation to Warnervale Town Centre, Wyong Employment Zone or Warnervale Airport.</p>
SEPP (Vegetation in Non-Rural Areas) 2018	Assessment/Comment
<p><i>Aims to:</i></p> <ul style="list-style-type: none"> <li><i>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</i></li> <li><i>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i></li> </ul> <p><i>The SEPP applies to land within the Central Coast LGA that is zoned RU5, R1, R2, R3, R5, B1, B2, B3, B4, B5, B6, B7, IN1, IN2, IN4, SP1 SP2, SP3, RE1, RE2, E2, E3 and E4.</i></p>	<p>The proposal facilitates the protection and conservation of environmentally sensitive areas. The ecological assessment submitted with the proposal identifies that the Endangered Ecological Community (EEC) on the site is predominantly located within the E2 Environmental Conservation zoned area of the site. This portion of the site is identified as an inter-regional corridor within the strategic regional planning framework (Central Coast Regional Plan).</p> <p>The ecological assessment also identifies that the</p>



**C. Assessment:**  
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	<p>remainder of the site contains actual and potential habitat for a number of threatened fauna species (including microbats and squirrel gliders). The site also forms part of a local corridor connecting the riparian corridor through the site to the north. The proposal includes the loss of some of this habitat. However, the increased width of the biodiversity corridor and the proposal to zone this land to E2 Environmental Conservation and prepare a Vegetation Management Plan for this site, will ensure that environment protection on this site is improved and the inter-regional corridor is solidified in perpetuity. To this end, a Habitat Corridor Functional Analysis has been prepared to support the Proposal. The Analysis proposes mitigation measures to improve the functionality of the corridor, including:</p> <ul style="list-style-type: none"><li>• Glider pole installation on Mulloway Road and Teraglin Drive.</li><li>• Terrestrial culverts off Mulloway Road.</li><li>• Planting of fast-growing foraging tree species within the Mulloway Road frontage of the corridor.</li></ul> <p>The proposal is consistent with this SEPP.</p>
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**C. Assessment:  
iv. SEPPs and SREPs**

**SEPP 71 (Coastal Protection) Assessment**

Matters for Consideration
The aims of the Policy:
The subject land, although not directly adjacent to the coast, is located within the coastal zone. Direct access to the coast is available from the subject site, via Karignan Creek.
The subject site is identified as a future residential development precinct. The proposal, subject to the outcomes and inclusion of considerations from relevant investigative studies is considered to be consistent with the objectives of the policy.
(b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved
The subject site does not have direct foreshore frontage. The area along Karignan Creek is not proposed for development.
(c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability
The subject site does not have direct foreshore frontage.
(d) the suitability of development given its type, location and design and its relationship with the surrounding area
The adjoining landuses include low density residential development in the form of typical residential subdivision and Manufactured Home Estates. The proposal residential development is consistent with the adjoining land uses and presents logical infill development.
(e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,
The subject site does not have direct foreshore frontage.
(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,
The subject site does not have direct foreshore frontage.
(g) measures to conserve animals (within the meaning of the <i>Threatened Species Conservation Act 1995</i> ) and plants (within the meaning of that Act), and their habitats
The subject site contains extensive remnant vegetation which provide habitat for a range of flora and fauna species. The proposed concept plan does not protect or improve these qualities.
(h) measures to conserve fish (within the meaning of Part 7A of the <i>Fisheries Management Act 1994</i> ) and marine vegetation (within the meaning of that Part), and their habitats
The subject site does not have foreshore frontage. The soils however in the locality are known to be dispersive clays which can affect water quality if unmanaged. Additional investigations are required to determine the soil of the subject site and identify appropriate management techniques for stormwater to avoid pollution impacts on Karignan Creek and Lake Macquarie.



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Matters for Consideration	
(i) existing wildlife corridors and the impact of development on these corridors	The land is partially within a green corridor as nominated by the North Wyong Shire Structure Plan (NWSSP). The site also forms part of a local corridor connecting the riparian corridor of Karignan Creek and providing transitional vegetation to the drier vegetation types located within the Lake Macquarie State Conservation area. The proposed concept does not support the retention of this local corridor.
(j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards	The subject site does not have foreshore frontage and is located at such a distance from the coastline that the future development would be impacted by coastal processes and coastal hazards.
(k) measures to reduce the potential for conflict between land-based and water based coastal activities	The subject proposal and future development does not have foreshore frontage and is located at such a distance from the coastline that potential conflict between land and water based activities is limited.
(l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals	Subject to progression of the proposal, further assessment of this matter will be required to be undertaken.
(m) likely impacts of development on the water quality of coastal waterbodies,	The subject proposal and future development does not have foreshore frontage. The soils however in the locality are known to be dispersive clays which can affect water quality if unmanaged. Additional investigations are required to determine the soil of the subject site and identify appropriate management techniques for stormwater to avoid pollution impacts on Karignan Creek and Lake Macquarie.
(n) the conservation and preservation of items of heritage, archaeological or historic significance,	Subject to progression of the proposal, further assessment of this matter will be required to be undertaken.
(o) only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities	The adjoining landuses include low density residential development in the form of typical residential subdivision and Manufactured Home Estates. The proposal residential development is consistent with the adjoining land uses and presents logical infill development.
(p) only in cases in which a development application in relation to proposed development is determined: (i) the cumulative impacts of the proposed development on the environment, and (ii) measures to ensure that water and energy usage by the proposed development is efficient.	
Not applicable	