



**C. Assessment:
vi. Council Policy Assessment**

Central Coast Affordable and Alternative Housing Strategy	Assessment/Comment
<p><i>The Central Coast Affordable and Alternative Housing Strategy (2020) seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA. It aims to build a vision for a 'fair and inclusive region, where everyone has access to affordable and sustainable housing'.</i></p>	<p>The Central Coast Affordable and Alternative Housing Strategy was adopted in 2020 and seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA.</p> <p>It aims to build a vision for a 'fair and inclusive region, where everyone has access to affordable and sustainable housing'.</p> <p>Part A includes:</p> <ul style="list-style-type: none"> ▪ Strategy 1 where Council adopts a table defining what constitutes affordable housing; ▪ Strategy 2 where Council adopts a range of affordable housing indicators; and ▪ Strategy 3 where Council adopts targets (public & private) for the future provision of affordable housing in the LGA. <p>Part B discusses potential partnerships with registered community housing providers and/or appropriate Non-Government Organisations using council land.</p> <ul style="list-style-type: none"> ▪ Strategy 4 sets a target for 3 Council sites that may be used for affordable housing partnership. ▪ Strategies 5 and 6 pertains to multi-tenured affordable housing projects within centres. ▪ Strategy 7 investigates an appropriate site in the short term for the development of affordable and temporary dwellings (such as caravans, cabins and tiny homes) in a partnership. ▪ Strategy 8 ensures that partnering and management arrangements with any Community Housing Provider include adequate budgetary provision and planning for maintenance and facilities management.



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	<p>Part C outlines matters to be investigated for incorporation into the new Comprehensive CCLEP and Housing Strategy (both yet to be prepared), with Strategies 9 -17 providing directions.</p> <p>Part D relates to homelessness and Part E Monitoring and Reporting</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 and dual occupancy development being permissible with consent.</p> <p>This will assist in providing increased opportunities for affordable housing provision.</p> <p>Note: 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>The Planning Proposal is consistent with this Strategy.</p>
Biodiversity Strategy	Assessment/Comment
<p><i>The Biodiversity Strategy (2020) provides a framework and guide for the management of biodiversity on the Central Coast that is consistent with regional, state and national strategies, plans and policies.</i></p>	<p>Council supports the implementation of appropriate planning controls to protect biodiversity and seek to ensure that LEPs strengthen protection of biodiversity within the LGA.</p> <p>The proposal seeks to rezone part of the site for more intense urban (residential) purposes. However, 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>



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	The Planning Proposal is consistent with this Strategy.
Somersby to Erina Strategy	Assessment/Comment
<p><i>The Somersby to Erina Corridor Strategy aims to:</i></p> <ul style="list-style-type: none"> • <i>Guide the growth and investment in the six centres of Somersby, Mount Penang and Kariong, West Gosford, Gosford City Centre, East Gosford and Erina which benefits the entire region; and</i> • <i>Implement the directions of the NSW Government's Central Coast Regional Plan 2036 (CCRP).</i> 	<p>The Planning Proposal is confined to land known as 15 Mulloway Road, Chain Valley Bay. The Somersby to Erina Corridor Strategy does not extend to this site.</p> <p>However, the Planning Proposal does not propose to rezone any land for employment uses and therefore is aligned with the aim of the Somersby to Erina Corridor Strategy to contain employment land within the six main employment precincts.</p> <p>The Planning Proposal is consistent with this Strategy.</p>
Tuggerah to Wyong Economic Corridor Strategy	Assessment/Comment
<p><i>The Tuggerah to Wyong Economic Corridor Strategy aims to:</i></p> <ul style="list-style-type: none"> • <i>Guide the growth and investment in the three precincts of North Wyong & Watanobbi Precinct, Wyong & East Wyong Precinct, and Tuggerah Precinct.</i> • <i>Identifies where economic growth should and should not be supported to promote self-containment and enable the continued growth of the Corridor.</i> • <i>Preserves and enhances employment land to foster economic development</i> 	<p>The Planning Proposal is confined to land known as 15 Mulloway Road, Chain Valley Bay. The Tuggerah to Wyong Economic Corridor Strategy does not extend to this site.</p> <p>However, the Planning Proposal does not propose to rezone any land for employment uses and therefore is aligned with the aim of the Tuggerah to Wyong Economic Corridor Strategy to contain employment land within the three main employment precincts.</p> <p>The Planning Proposal is consistent with this Strategy.</p>