



Central Coast Council  
Strategic Planning Framework Assessment

Part of Nos. 122 and 129 Newling Street, Lisarow

PP/108/2020;  
February 2021

## Central Coast Regional Plan 2036

The *Central Coast Regional Strategy 2036 (CCRP)* applies to the Central Coast Local Government Area (LGA). The CCRP is to provide the basis of planning by the local government and sets out a number of actions. The table below demonstrates that the Planning Proposal is generally consistent with relevant directions identified in the CCRP, or in the few cases where inconsistent, it is minor and justifiable.

*Table 1: Central Coast Regional Plan Assessment*

Direction	Applicable	Assessment/Comment
1. Grow Gosford City Centre as the region's capital	N/A	<b>Not Applicable.</b> The site is not located within the region's capital.
2. Focus economic development in the Southern and Northern Growth Corridors	N/A	<b>Not Applicable.</b> The site is outside the two corridors.
3. Support priority economic sectors	N/A	<b>Not Applicable.</b> Lisarow Centre is not a priority economic sector.
4. Strengthen inter-regional and intra-regional connections for business	N/A	<b>Not Applicable.</b> The proposal will not affect these connections.
5. Support new and expanded industrial activity	N/A	<b>Not Applicable.</b> The proposal is not for an industrial use and the land is not currently zoned industrial.
6. Strengthen the economic self-determination of Aboriginal communities	N/A	<b>Not Applicable.</b> The proposal is not on land owned by the DLALC.
7. Increase job containment in the region	N/A	<b>Applicable and inconsistent, however the inconsistency is minor and justifiable (as outlined in the below discussion)</b>  The subject land is zoned B2 Local Centre, so in theory 'job containment' in the region will be reduced very marginally by removal of the subject land area of 11,710 m <sup>2</sup> .  The situation has been investigated by economic consultants Location IQ. Location IQ state that there is about 64,327 m <sup>2</sup> of B2 zoned land around the Pacific

Direction	Applicable	Assessment/Comment
		<p>Highway at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m<sup>2</sup>, which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre. It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range / types, and amount of developed business / commercial floor area in the Lisarow Centre, and based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.</p> <p>Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local Centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>The consultant's study has been reviewed by staff and the conclusion is supported.</p>
8. Recognise the cultural landscape of the Central Coast	Yes	<p><b>Applicable and consistent.</b></p> <p>The applicant's search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared/recorded on or near the subject land.</p> <p>The subject proposal will not detract from the cultural landscape of the Central Coast.</p>

Direction	Applicable	Assessment/Comment
9. Protect and enhance productive agricultural land	N/A	<p><b>Not Applicable.</b></p> <p>The subject site is not in an agricultural area.</p>
10. Secure the productivity and capacity of resource lands	N/A	<p><b>Not Applicable.</b></p> <p>The subject site is not in a resource area.</p>
11. Sustain and balance productive landscapes west of the M1	N/A	<p><b>Not Applicable.</b></p> <p>The site is not located west of the M1.</p>
12. Protect and manage environmental values	Yes	<p><b>Applicable and consistent.</b></p> <p>The submitted report states in relation to ecological matters that the site does not contain any Endangered Ecological Communities, as per Council’s mapping, however; a small portion is identified as ‘Disturbed Under-scrubbed’.</p> <p>The site is generally clear of vegetation from previous disturbance of the area.</p> <p>Council’s staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.</p>
13. Sustain water quality and security	N/A	<p><b>Applicable and consistent.</b></p> <p>Council’s LEP and DCP provisions will apply at the development stage.</p>
14. Protect the coast and manage natural hazards and climate change	Yes	<p><b>Applicable and consistent.</b></p> <p>Coastal hazards - The proposal is not affected by coastal hazards.</p> <p>Flooding hazards – Council staff have reviewed the proposal and the material provided in the ADW Johnson Report entitled “<i>Discussion Paper Informing the Preparation of a Planning Proposal for Rezoning</i>” June 2020 (Ver B)” (specifically pages 10-11, 2.3.2 Flooding and Drainage) which supports the planning proposal.</p> <p>Staff concur that the site is not impacted by flooding and therefore can be supported.</p> <p>Bushfire hazards – About 60% of the area of the site to which the proposed rezoning to R1 General Residential applies is comprised of category 1 ‘buffer’ bushfire prone vegetation, with the rest of the site unaffected by bushfire hazard.</p> <p>Future development of the site will be required to include</p>

Direction	Applicable	Assessment/Comment
		<p>relevant measures to ensure the security of land improvements, such as an Asset Protection Zones (APZs).</p> <p>The applicant's submitted Bushfire Assessment Report illustrates how compliance with the Australian standards and Planning For Bushfire Protection (RFS 2019) may be achieved for future development. This assessment will occur at the Development Application stage.</p> <p>The proposal does not raise any bushfire concerns.</p>
15. Create a well-planned, compact settlement pattern	Yes	<p><b>Applicable and consistent.</b></p> <p>The proposal will deliver additional housing adjacent to a large neighborhood centre (providing a variety of services) and a high school, and is also in close proximity to a main road, primary school and railway station.</p>
16. Grow investment opportunities in the region's centres	N/A	<p><b>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the discussion in 7/ above.</b></p> <p>The subject proposal will theoretically reduce the B2 Local Centre zoning available in Lisarow.</p>
17. Align land use and infrastructure planning	Yes	<p><b>Applicable and consistent.</b></p> <p>Various necessary residential services and infrastructure can be extended to the proposed development site, as it is an infill site within a developed urban area.</p>
18. Create places that are inclusive, well-designed and offer attractive lifestyles	Yes	<p><b>Applicable and consistent.</b></p> <p>The proposal will complement existing residential housing located across the road and surrounding.</p>
19. Accelerate housing supply and improve housing choice	Yes	<p><b>Applicable and consistent.</b></p> <p>The proposal will deliver additional housing choice.</p>
20. Grow housing choice in and around local centres	N/A	<p><b>Applicable and consistent.</b></p> <p>The proposal will deliver additional housing choice adjacent to a local centre.</p>
21. Provide housing choice to meet community needs	Yes	<p><b>Applicable and consistent.</b></p> <p>The proposal will deliver additional housing choice of either low or medium density housing.</p>
22. Deliver housing in new release areas that are best suited to building new	N/A	<p><b>Not applicable.</b></p> <p>The proposal does not relate to a new release area, however it will provide infill housing.</p>

Direction	Applicable	Assessment/Comment
communities		
23. Manage rural lifestyles	N/A	<b>Not applicable.</b> The proposal does not relate to rural living.

### Central Coast Community Strategic Plan – One: Central Coast

The *Central Coast Community Strategic Plan* outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future.

The following strategies and objectives outlined in the Community Strategic Plan are applicable to this Planning Proposal, and the proposal is consistent with these.

Table 2 – Community Strategic Plan Assessment

Objectives	Assessment/Comment
<b>Theme - Belonging</b>	
<b>Focus Area – Creativity, connection and local identity</b>	
<p><i>B1</i></p> <p><i>Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The Aboriginal Heritage Information Management System (AHIMS) GIS mapping indicates no Aboriginal sites or places on the subject land.</p>
<b>Theme – Green</b>	
<b>Focus Area – Cherished and Protected Natural Beauty</b>	
<p><i>F1</i></p> <p><i>Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The site does not contain any Endangered Ecological Communities, as per Council’s mapping, however; a small portion is identified as ‘Disturbed Under-scrubbed’. The site is generally clear of vegetation from previous disturbance of the area. Council’s staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.</p>
<b>Theme – Responsible</b>	
<b>Focus Area – Balanced and Sustainable Development</b>	
<p><i>I1</i></p> <p><i>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</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The proposal is a change to a residential zoning within an established urban area with all services. The site is primarily cleared of vegetation and vacant, can be developed in an orderly manner.</p>

Objectives	Assessment/Comment
<p>I2</p> <p><i>Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport</i></p>	<p><b>Applicable and Consistent.</b></p> <p>See above I1.</p>
<p>I3</p> <p><i>Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management</i></p>	<p><b>Applicable and Consistent.</b></p> <p>See above F1.</p>
<p>I14</p> <p><i>Provide a range of housing options to meet the diverse and changing needs of the community and there is adequate affordable housing</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The planning proposal will provide for the permissibility of either low or medium density residential development to meet market demands under the R1 General residential zoning.</p>

**Theme – Responsible**

**Focus Area – Creativity, connection and local identity**

<p><i>C3: Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents</i></p>	<p><b>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the below discussion.</b></p> <p>The planning proposal will not implement this goal, however, the zoning on this land is effectively redundant and if left as B2 Local Centre zoning will very likely never be developed, for the following reasons.</p> <p>The subject land is zoned B2 Local Centre, so in theory the region’s potential business zoned lands will be reduced very marginally (0.6%) by removal of the subject land. The situation has been investigated by economic consultants Location IQ who in summary found that there is limited demand for additional retail floor space both now and in the future within the centre given the range, types and amount of developed business / commercial floor area in the Lisarow Centre and based on the restricted potential for additional supermarket and mini-major floorspace. The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the</p>
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<b>Objectives</b>	<b>Assessment/Comment</b>
	<p>current or future needs of the area in this regard (see more detail outlined in Attachments 1 and 2).</p> <p>It is also noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p>



## Local Strategic Planning Statement

Council's Interim Local Strategic Planning Statement (LSPS) came into effect on 21 August 2020 after adoption by Council on 29 June 2020.

The following strategies and priorities outlined in the LSPS are applicable to this Planning Proposal, and the proposal is consistent with these, or in the few cases where inconsistent, it is minor and justifiable.

Table 3 – Interim Local Strategic Planning Statement Assessment

Strategy	Assessment/Comment
<p>1 Revitalise our centres</p>	<p><b>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the below discussion.</b></p> <p>The subject land is zoned B2 Local Centre, so in theory 'job containment' in the region will be reduced very marginally by removal of the subject land area of 11,710 m<sup>2</sup>.</p> <p>The situation has been investigated by economic consultants Location IQ. Location IQ state that there is about 64,327 m<sup>2</sup> of B2 zoned land around the Pacific Highway, at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m<sup>2</sup>, which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre.</p> <p>It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range / types, and amount of developed business / commercial floor area in the Lisarow Centre, and based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space. Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with the existing retail offer.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>Based on a review of other B2 zoned land at Lisarow</p>

Strategy	Assessment/Comment
	<p>and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>The consultant's study has been reviewed by staff and the conclusion is supported.</p>
2 Renew urban form	<p><b>Applicable and Consistent.</b></p> <p>The proposal seeks to alter the urban zoning to one that is required, as the current B2 Local Centre zoning is effectively redundant, and the land will not be developed under this zoning.</p>
3 Define the urban edge	<p><b>Not applicable</b> to this PP.</p> <p>This is an infill vacant site within an established urban area.</p>
4 Create a sustainable region	<p><b>Applicable and Consistent.</b></p> <p>This is an infill vacant site within an established urban area, where the proposal is to alter a redundant urban zoning to a more suitable and necessary zoning.</p>
Planning Priority & Action	Assessment/Comment
<p><i>Planning Priority 1</i> <i>Align development to our infrastructure capacity structure capacity</i></p> <p><i>Action</i> <i>Develop a Central Coast Regional Infrastructure Plan that considers our infrastructure capacity, appropriate trigger points for infrastructure provision and prioritises opportunities for integrated infrastructure delivery across the Central Coast.</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The proposal will deliver infill housing within a developed urban area where all required services are available, including a large neighborhood centre, high school, primary school, main road and railway station</p>
<p><i>Planning Priority 4</i> <i>Renew our Centres as places for people</i></p> <p><i>Actions</i> <i>-Develop centre structure plans and identify urban renewal, master planning and place making</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The centre is developed with a variety of uses. The subject land under its current B2 Local centre zoning will not be developed if left as is. For more detail see discussion above for Strategy 1 Revitalise our centres.</p>

Strategy	Assessment/Comment
<p><i>projects within our growing strategic and town centres.</i></p> <ul style="list-style-type: none"> <li>-Review development capacities (planning controls) for identified Strategic and Town Centres to determine opportunities for growth.</li> <li>-Prepare a sustainable transport study for the Entrance Peninsula, as part of the review of the Entrance Planning Strategy and Masterplan.</li> <li>-Review of the Toukley Planning Strategy.</li> <li>-Review of the Bateau Bay Masterplan to investigate possibility of creating a "lifestyle precinct"</li> <li>-Develop sustainable transport strategies as part of corridor strategies and other plans to reduce reliance on private vehicle use and support sustainable transport objectives, including supporting infrastructure such as bus stops, shuttle buses, existing pathways and pedestrian access.</li> </ul>	
<p><i>Planning Priority 7</i>  <i>Provide well designed housing with high standards of sustainability features.</i></p> <p><i>Action</i>  <i>Develop Centre Structure and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to maximise amenity.</i></p>	<p><b>Applicable and Consistent.</b></p> <p>Housing development resulting from this proposal will be developed in accordance with current legislative, LEP and DCP requirements.</p>
<p><i>Planning Priority 8</i>  <i>Provide for the housing needs of our growing region</i></p> <p><i>Actions</i>  <i>-Prepare Housing Strategy for the Central Coast to provide a clear vision and strategic direction to accommodate the population growth envisaged for the region in a sustainable manner.</i>  <i>- Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community.</i></p>	<p><b>Applicable and Consistent.</b></p> <p><i>Housing Strategy</i></p> <p>The Housing Strategy has not yet been prepared.</p> <p>The Central Coast Affordable and Alternative Housing Strategy 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>The proposal is consistent with this strategy as it promotes housing in a location well serviced by support facilities and alternate transport options.</p>
<p><i>Planning Priority 14</i>  <i>Facilitate economic development to increase local employment opportunities for the community</i></p> <p><i>Actions</i></p>	<p><b>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in detail in the discussion above for Strategy 1 Revitalise our centres</b></p>

Strategy	Assessment/Comment
<p>-Prepare a suite of strategies to support new land use planning controls as part of the Comprehensive LEP and DCP.</p> <p>- Prepare an Employment Lands Study and Strategy for the Central Coast to ensure appropriately zoned and serviced land is available to support future projected demand.</p> <p>- Support technological advancement and innovation in waste minimisation, resource recovery and by-product conversion to promote a regional circular economy.</p> <p>- Develop an Evening Economy Strategy and review the Outdoor Dining Policy.</p> <p>Include a Lighting Strategy and Master Plan for key evening economy areas as part of a Public Domain Toolkit to increase safety.</p>	
<p><i>Planning Priority 24</i>  <i>Map, protect and cherish natural areas and ecosystems</i></p> <p><i>Actions</i></p> <p>-Prepare and implement the Central Coast Biodiversity Strategy, including land use principles to protect and manage natural area and ecosystems of high biodiversity value.</p> <p>- Protect and expand the Coastal Open Space System (COSS) as part of the Biodiversity Strategy including consideration of funding mechanisms.</p> <p>- Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review).</p>	<p><b>Applicable and Consistent.</b></p> <p>The site does not contain any Endangered Ecological Communities, as per Council's mapping, however; a small portion is identified as 'Disturbed Under-scrubbed'. The site is generally clear of vegetation from previous disturbance of the area. Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal, hence it is consistent with this strategy and planning priority.</p>
<p><i>Planning Priority 25</i></p> <p><i>Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards</i></p> <p><i>Actions</i></p> <p>- Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast.</p> <p>- Prepare the Tuggerah Lakes Coastal Management Program to manage flooding and water quality.</p>	<p><b>Applicable and Consistent.</b></p> <p>There are no flooding or coastal hazards concerns onsite for the proposed development, and the bushfire hazard which affects part of the land can be adequately addressed at development stage.</p>
<p><i>Planning Priority 26</i>  <i>Manage heat wave risks through strategic planting and maintenance of vegetation</i></p> <p><i>Action</i>  <i>Finalise and implement the Greener Places Strategy to mitigate the impacts of climate change</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The site is generally cleared of vegetation.</p>

Strategy	Assessment/Comment
<p><i>on the regions water resources, coastal ecosystems, infrastructure, health, agriculture and biodiversity</i></p>	
<p><i>Planning Priority 29 Preserve environmental, scenic, heritage and cultural landscapes.</i></p> <p><i>Action Determine areas within the rural landscape which require preservation because of environmental, scenic, heritage and cultural values, as part of the Rural Lands Study and Strategy.</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The site is generally cleared of vegetation.</p>
<p><i>Planning Priority 35 Integrate land use and infrastructure</i></p> <p><i>Action Review Servicing and Infrastructure Capacity to identify potential infrastructure gaps within the planned growth areas of the Central Coast and ensure that we have the required infrastructure to meet current and future demand</i></p>	<p><b>Applicable and Consistent.</b></p> <p>The proposal will deliver infill housing within a developed urban area where all required services are available, including a large neighborhood centre, high school, primary school, main road and railway station.</p>

**State Environmental Planning Policies**

The proposal has been considered against the relevant State Environmental Planning Policies (SEPPs), and is consistent with these, as detailed below.

Table 4 – SEPP and Deemed SEPP Assessment

SEPP/DEEMED SEPP	CONSISTENCY
<b>SEPP (Koala Habitat Protection) 2019</b>	
<b>Aim of Policy</b>	<b>Applicable &amp; Consistent.</b>
<p>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.</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>The site is primarily cleared of vegetation, and as such does not contain 'potential koala habitat or a core koala habitat' under the SEPP.</p> <p>The development control section of the SEPP applies where the site is a minimum of 1 hectare in area, hence does not apply to the subject site.</p> <p>Nothing in this planning proposal affects the aims and provisions of this SEPP.</p>
<b>SEPP No. 19 – Bushland in Urban Areas</b>	
2 Aims, objectives etc	<b>Applicable &amp; Consistent.</b>
<p>(1) The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of:</p> <p>(a) its value to the community as part of the natural heritage,</p> <p>(b) its aesthetic value, and</p> <p>(c) its value as a recreational, educational and scientific resource.</p> <p>The specific aims of this policy relate to protecting certain remnants of plant communities (in areas to assist long term survival), rare and endangered flora and fauna species, habitats for native flora and fauna, wildlife corridors, scenic values, unique visual identity, geological features, existing landforms, archaeological relics, recreational potential of bushland, educational potential, to naturally stabilise soil surface, to maintain accessible bushland and to promote the management of bushland to protect and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.</p>	<p>The site is predominantly cleared of vegetation and is not mapped as containing Endangered Ecological Communities.</p> <p>The proposal is consistent with the SEPP.</p>
<b>SEPP 55 – Remediation of Land</b>	
(1) The object of this Policy is to provide for a Statewide planning approach to the remediation of	<b>Applicable &amp; Consistent.</b>
	The Applicant's Stage 2 Detailed Site Contamination

SEPP/DEEMED SEPP	CONSISTENCY
<p>contaminated land.</p> <p>(2) In particular, this Policy 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>Assessment has been prepared by Qualtest P/L generally in accordance with the NSW EPAs Contaminated Site Guidelines.</p> <p>All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use.</p> <p>Nothing in this planning proposal affects the aims and provisions of this SEPP.</p>

**SEPP (Coastal Management) 2018**

<p>The aim of this Policy is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with objects of the Coastal Management Act 2016, 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 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><b>Applicable &amp; Consistent</b></p> <p>The SEPP applies to the LGA.</p> <p>None of the site is mapped as being affected by SEPP mapping.</p> <p>There are no matters relevant to this planning proposal.</p>
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**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>(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</p>	<p><b>Applicable &amp; Consistent.</b></p> <p>SEPP State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 permits and prohibits mining and extractive industries in certain circumstances, regardless of the LEP and zoning of the land.</p> <p>Nothing in this planning proposal to rezone B2 to R1 zoning affects the aims and provisions of this SEPP.</p>
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SEPP/DEEMED SEPP	CONSISTENCY
<p>certain mining and petroleum (oil and gas) development:</p> <ul style="list-style-type: none"> <li>(i) to recognise the importance of agricultural resources, and</li> <li>(ii) to ensure protection of strategic agricultural land and water resources, and</li> <li>(iii) to ensure a balanced use of land by potentially competing industries, and</li> <li>(iv) to provide for the sustainable growth for mining, petroleum and agricultural industries.</li> </ul>	
<b>SEPP (Vegetation in Non-Rural Areas) 2017</b>	
<p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> <li>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</li> <li>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</li> </ul>	<p><b>Applicable &amp; Consistent.</b></p> <p>The SEPP applies to R1 General Residential zonings, hence applies to this proposal.</p> <p>The submitted report states that the site does not contain any Endangered Ecological Communities, as per Council’s mapping, however; a small portion is identified as ‘Disturbed Under-scrubbed’. The site is generally clear of vegetation from previous disturbance of the area.</p> <p>Council’s staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal. There is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
<b>SEPP (Aboriginal Land) 2019</b>	
<p>Aims:</p> <ul style="list-style-type: none"> <li>(a) 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</li> <li>(b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</li> </ul>	<p><b>Not applicable.</b></p> <p>The land is not identified in the mapping supporting this SEPP.</p>
<b>SEPP (Primary Production and Rural Development) 2019</b>	
<p>Aims</p> <ul style="list-style-type: none"> <li>(a) to facilitate the orderly economic use and development of lands for primary production,</li> <li>(b) 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,</li> <li>(c) to identify State significant agricultural land for</li> </ul>	<p><b>Not applicable.</b></p> <p>The site is within a rural area, it is an urban area of the LGA.</p>



SEPP/DEEMED SEPP	CONSISTENCY
<p>the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) 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,</p> <p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) 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.</p>	
SEPP Infrastructure	
<p>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</p> <p>(b) providing greater flexibility in the location of infrastructure and service facilities, and</p> <p>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</p> <p>(d) 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</p> <p>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</p> <p>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</p> <p>(g) providing opportunities for infrastructure to demonstrate good design outcomes.</p>	<p><b>Applicable &amp; Consistent.</b></p> <p>The land is an infill site within a residentially developed area, hence the proposed land to be rezoned to R1 General Residential has residential infrastructure available, e.g. water and sewer services, a local road network which has capacity for potential development and electricity is available adjacent, plus local primary and high schools and a near by railway station. There is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
Sydney Region Environmental Plan No. 8 Central Coast Plateau Areas	Comment
<p>The relevant aims of the deemed SEPP are:</p> <ul style="list-style-type: none"> <li>- to provide a basis for evaluating competing land uses</li> </ul>	<p><b>Not Applicable.</b></p>

SEPP/DEEMED SEPP	CONSISTENCY
<ul style="list-style-type: none"> <li>- to direct development for non-agricultural purposes to land of lesser agricultural capability and</li> <li>- to encourage the preparation of draft LEPs based on merits</li> </ul>	<p>SREP 8 applies across the plateau (i.e. rural and environmental lands), however this site is within an urban area on the coast.</p>
<b>SREP No. 9 Extractive Industry (No2 – 1995)</b>	
<p>2 Aims, objectives</p> <p>(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.</p> <p>(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</p> <p>(c) to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential.</p> <p>3 Future development controls for extraction from Schedule 1 or 2 land</p> <p>(a) council should not prepare a draft local environmental plan to prohibit development for the purpose of an extractive industry on land described in Schedule 1 or 2.</p>	<p><b>Applicable and consistent.</b></p> <p>No specific land to which the SREP applies is in the vicinity of the site.</p>
<b>State Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No2 – 1997)</b>	
<p>Aims Objectives and Special Provisions of SREP 20</p> <p>3 Aim of this plan</p> <p>The aim of this plan is 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><b>Not applicable.</b></p> <p>The land is not mapped under the SREP.</p>

### Section 9.1 Ministerial Directions

The proposal has been considered against the relevant Ministerial Directions, and is consistent with these, or in the few cases where inconsistent, it is minor and justifiable, as outlined below.

Table 5 – Ministerial Section 9.1 Direction Assessment

Direction	Comment
<b>Employment &amp; Resources</b>	
<b>1.1 Business &amp; Industrial Zones</b>	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p><b>Applicable and inconsistent, however the inconsistency is minor and justifiable, as outlined in the below discussion.</b></p> <p>The subject land is zoned B2 Local Centre, so in theory employment lands will be marginally reduced as a result of the proposal being finalised, by removal of the subject land area of 11,710 m<sup>2</sup>.</p> <p>The situation has been investigated by economic consultants Location IQ. Location IQ state that there is about 64,327 m<sup>2</sup> of B2 zoned land around the Pacific Highway, at Lisarow. The area of the land proposed to be rezoned from B2 to R1 General Residential is 11,710 m<sup>2</sup>, which represents about 18.2% of the B2 zoned land at Lisarow and around 0.6% of the B2 zoned land in the LGA.</p> <p>Location IQ state that there is limited demand for additional retail floor space both now and in the future within the centre.</p> <p>It is noted that the residentially zoned lands in the vicinity, which would be served by the Lisarow Centre, are basically fully developed.</p> <p>Given the range / types, and amount of developed business / commercial floor area in the Lisarow Centre, and based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space.</p> <p>Existing tenants (e.g. Coles and Woolworths) act as the key customer generators and the specialty stores feed off the customer flows generated by these 'majors'. Additionally, the location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, mean there would be limited opportunity for integration of any future commercial development on the subject site with</p>

Direction	Comment
	<p>the existing retail offer.</p> <p>The lack of main road exposure also limits the potential for a range of retail uses.</p> <p>Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA there are limited other uses that are typically provided on B2 land, that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site.</p> <p>The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses, hence the loss of the site from the B2 zoning would not be detrimental to the current or future needs of the area in this regard.</p> <p>The consultant's study has been reviewed by staff and the conclusion is supported.</p>
<b>1.2 Rural Zones</b>	
<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><b>Applicable and consistent.</b></p> <p>The SEPP applies to land is zoned or proposed to be zoned to a rural zone, so has no effect on the proposal which has current and proposed urban zonings.</p>
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	
<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><b>Applicable and consistent.</b></p> <p>SEPP State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries in certain circumstances, regardless of the LEP and zoning of the land.</p> <p>The planning proposal aims to alter one urban zoning to another, hence there is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
<b>1.4 Oyster Aquaculture</b>	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area</p>	<p><b>Not Applicable.</b></p> <p>The site is some distance from Brisbane Water</p>

Direction	Comment
<p>are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	<p>where 'Priority Oyster Aquaculture Areas' (POAA) exist.</p>

1.5 Rural Lands	
<p>Objectives are to;</p> <ul style="list-style-type: none"> <li>- protect the agricultural production value of rural land;</li> <li>- facilitate the orderly and economic development of rural lands for rural and related purposes;</li> <li>- assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State;</li> <li>- minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses;</li> <li>- encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land;</li> <li>- support the delivery of the actions outlined in the New South Wales Right to Farm Policy.</li> </ul>	<p><b>Applicable and consistent.</b></p> <p>The SEPP applies to land zoned or proposed to be zoned to a rural or environmental protection zone.</p> <p>The planning proposal aims to alter one urban zoning to another, hence there is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>

**Environment & Heritage**

2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and consistent.</b></p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>The submitted report states in relation to ecological matters that the site does not contain any Endangered Ecological Communities, as per Council's mapping, however; a small portion is</p>

Direction	Comment
	<p>identified as 'Disturbed Under-scrubbed'. The site is generally clear of vegetation from previous disturbance of the area.</p> <p>Council's staff have reviewed the proposal and consider that there are no ecological constraints that need to be addressed by the Planning Proposal.</p>
<p><b>2.2 Coastal Management</b></p>	
<p>Aims to protect and manage coastal areas of NSW. Applies when a planning proposal applies to land in the Coastal Zone as defined under the Coastal Management Act 2016.</p>	<p><b>Applicable &amp; Consistent.</b></p> <p>SEPP (Coastal Management) 2018 applies to the LGA (see separate discussion), however none of the site is mapped as being affected.</p> <p>There are no coastal matters relevant to this planning proposal.</p>
<p><b>2.3 Heritage Conservation</b></p>	
<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><b>Applicable and consistent.</b></p> <p>The applicant's search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared/recorded on or near the subject land.</p> <p>The site is vacant; hence no potential European heritage items exist.</p> <p>The subject proposal does not detract from the cultural landscape of the Central Coast.</p>
<p><b>2.4 Recreational Vehicle Areas</b></p>	
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and consistent.</b></p> <p>The proposal does not seek to provide recreational vehicle areas.</p>
<p><b>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b></p>	
<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><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>2.6 Remediation of Contaminated Land</b></p>	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that</p>	<p><b>Applicable &amp; Consistent.</b></p> <p>The Applicant's Stage 2 Detailed Site</p>

Direction	Comment
contamination and remediation are considered by planning proposal authorities.	<p>Contamination Assessment has been prepared by Qualtest P/L generally in accordance with the NSW EPAs Contaminated Site Guidelines.</p> <p>All samples were below the adopted criteria; therefore, the site is considered suitable for the proposed residential land use.</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 environment 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><b>Applicable and consistent.</b></p> <p>The proposal satisfies the Direction as it will add to the variety of local housing choice by providing potential low or medium housing under the R1 zoning. This will meet current needs in the market, as opposed to the current B2 Local Centre zoning which will not satisfy any local needs due to the amount and variety of business development existing in Lisarow, i.e. it is effectively a redundant zoning.</p> <p>For more detail see discussion for Direction 7 of Central Coast Regional Plan above.</p>
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### 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 (MHE).</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and consistent.</b></p> <p>Caravan Parks (includes moveable and manufactured dwellings) are not permissible under the current B2 Local Centre and proposed R1 General Residential zonings, hence the proposal will not alter the status quo under the LEP in this regard.</p> <p>There is nothing in this planning proposal that affects the aims and provisions of this SEPP.</p>
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### 3.3 Home Occupations

<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><b>Applicable and consistent.</b></p> <p>The proposal does not seek to alter provisions relating to the permissibility of home occupations.</p>
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### 3.4 Integrating Land Use & Transport

<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving</p>	<p><b>Applicable and consistent.</b></p> <p>This will be an infill development within an urban area adjacent to an existing shopping centre and</p>
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Direction	Comment
<p>access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing dependence 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 zoned for residential, business, industrial, village or tourist purposes.</p>	<p>residential area.</p> <p>All services and road networks required are available, plus the site is located about 800 metres from Lisarow Railway station.</p>
<p><b>3.5 Development Near Regulated Airports and Defence Airfields</b></p>	
<p>Aims to ensure the effective and safe operation of regulated airports and defence airfields; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, 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 near a regulated airport which includes a defence airfield.</p>	<p><b>Not Applicable.</b></p> <p>The subject land is not located near a regulated airport which includes a defense airfield.</p>
<p><b>3.6 Shooting Ranges</b></p>	
<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><b>Not Applicable.</b></p> <p>The land does not lie adjacent or near to a shooting range.</p>
<p><b>3.7 Reduction in non-hosted short-term rental accommodation period</b></p>	
<p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short-term rental accommodation may be carried out in parts of its local government area.</p> <p>Applies to Byron Bay Shire Council</p>	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>



Direction	Comment
<b>Hazard &amp; Risk</b>	
<b>4.1 Acid Sulfate Soils</b>	
<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><b>Applicable and consistent.</b></p> <p>According to Council's Acid Sulfate Soil Mapping the subject lands are class 5 which are generally unaffected by this issue as they are suitable for urban uses.</p>
<b>4.2 Mine Subsidence &amp; Unstable Land</b>	
<p>Aims to prevent damage to life, property and the environmental 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, strategy 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><b>Applicable and Consistent.</b></p> <p>According to Council's Landslip Mapping the subject lands are free of this affectation.</p>
<b>4.3 Flood Prone Land</b>	
<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</p>	<p><b>Applicable and consistent.</b></p> <p>Council staff have reviewed the proposal and the material provided in the ADW Johnson Report entitled "Discussion Paper Informing the Preparation of a Planning Proposal for Rezoning" June 2020 (Ver B)" (specifically pages 10-11, 2.3.2 Flooding and Drainage), which supports the planning proposal.</p> <p>Staff concur that the site is not impacted by flooding and therefore can be supported.</p>
<b>4.4 Planning for Bushfire Protection</b>	
<p>The objectives of this direction are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p>	<p><b>Applicable and consistent.</b></p> <p>About 60% of the area of the site to which the proposed rezoning to R1 General Residential applies is comprised of category 1 'buffer' bushfire prone vegetation, with the rest of the site unaffected by bushfire hazard.</p> <p>Future development of the site will be required to include relevant measures to ensure the security of land improvements, such as an Asset Protection</p>

Direction	Comment
	<p>Zones (APZs).</p> <p>The applicant's submitted Bushfire Assessment Report illustrates how compliance with the Australian standards and Planning For Bushfire Protection (RFS 2019) may be achieved for future development.</p> <p>This assessment will occur at the Development Application stage.</p> <p>The proposal does not raise any bushfire concerns.</p>
<b>Regional Planning</b>	
<b>5.1 Implementation of Regional Strategies</b>	
<p>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.2 Sydney Drinking Water Catchment</b>	
<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><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b>	
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas.</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b>	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Direction	Comment
<b>5.9 North West Rail Link Corridor Strategy</b>	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.10 Implementation of Regional Plans</b>	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and primarily consistent, with <i>minor inconsistencies considered justified</i></b>, see section above with a detailed discussion on the Central Coast Regional Plan 2036 pertaining to the minor reduction in the business zoning.</p>
<b>5.11 Development of Aboriginal Land Council Land</b>	
<p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p>	<p><b>Not applicable.</b></p> <p>The site is not owned by an Aboriginal land council and it is not affected by the SEPP (Aboriginal Land).</p>
<b>Local Plan Making</b>	
<b>6.1 Approval and Referral Requirements</b>	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and consistent.</b></p> <p>The planning proposal does not include provisions that require concurrence, consultation or referral of development applications.</p>
<b>6.2 Reserving Land for Public Purposes</b>	
<p>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.</p> <p>Applies when the relevant planning authority</p>	<p><b>Not Applicable.</b></p> <p>The proposal does not seek to reserve land for public purposes.</p>

Direction	Comment
prepares a planning proposal.	
<b>6.3 Site Specific Provisions</b>	
<p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p>	<p><b>Not Applicable.</b></p> <p>No specific land use or development is proposed.</p>
<b>Metropolitan Planning</b>	
<b>7.1 Implementation of A Plan for Growing Sydney</b>	
<p>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</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.2 Implementation of Greater Macarthur Land Release Investigations</b>	
<p>Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.3 Parramatta Road Corridor Urban Transformation Strategy</b>	
<p>Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November 2016) and the Parramatta Road Corridor</p> <p>Implementation Tool Kit. To provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community and guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</p> <p>This Direction applies to City of Parramatta Council, Cumberland Council, Strathfield Council, Burwood Council, Canada Bay Council and Inner West Council.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford) LGAs.</p>
<b>7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	
<p>Aims to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong</p>

Direction	Comment
<p>Infrastructure Strategy (the Strategy)</p> <p>This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.</p>	<p>or Gosford LGAs).</p>
<p><b>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b></p>	
<p>The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim plan).</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b></p>	
<p>The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.</p> <p>This direction applies to Wollondilly Shire Council.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b></p>	
<p>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</p> <p>This direction applies to Campbelltown City Council</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<p><b>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</b></p>	
<p>The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan). This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<p><b>7.9 Implementation of Bayside West Precincts 2036 Plan</b></p>	
<p>The aim is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong</p>

Direction	Comment
Precincts 2036 Plan (the Plan). This direction applies to land within the Bayside local government area.	or Gosford LGAs)
<b>7.10 Implementation of Planning Principles for the Cooks Cove Precinct</b>	
<p>The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p> <p>This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<b>7.11 Implementation of St Leonards and Crows Nest 2036 Plan</b>	
<p>The objective of this direction is to ensure development within the St Leonards and Crows Nest Precinct is consistent with the St Leonards and Crows Nest 2036 Plan (the Plan).</p> <p>This direction applies St Leonards and Crows Nest Precinct in the North Sydney, Lane Cove, and Willoughby local government areas as shown on Map LAP_001 St Leonards and Crows Nest 2036 Plan Ministerial Direction</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<b>7.12 Implementation of Greater Macarthur 2040</b>	
<p>The objective of this direction is to ensure development within the Greater Macarthur Growth Area is consistent with the Greater Macarthur 2040 dated November 2018.</p> <p>This direction applies when a planning proposal authority prepares a planning proposal for land identified within the Greater Macarthur 2040</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<b>7.13 Implementation of Pyrmont Peninsula Place Strategy</b>	
<p>The objective of this direction is to facilitate development within the Pyrmont Peninsula that is consistent with the Pyrmont Peninsula Place Strategy (Place Strategy) and the Economic Development Strategy.</p> <p>This direction applies to land subject to the Pyrmont Peninsula Place Strategy in the City of Sydney local government area as shown on Map LAP_001 Pyrmont Peninsula Place Strategy Ministerial Direction.</p>	<p><b>Not Applicable.</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>