

01 C Central Coast Regional Plan Assessment

Direction	Applicable	Assessment/Comment
1. <i>Grow Gosford City Centre as the region's capital</i>	N/A	The subject site is not located in the proximity of Gosford City Centre
2. <i>Focus economic development in the Southern and Northern Growth Corridors</i>	N/A	The proposal seeks to rezone the subject site from E3 Environmental Management to RE2 Private Recreation and E2 Environmental Conservation. The subject proposal does not conflict with the location of economic development.
3. <i>Support priority economic sectors</i>	N/A	The proposal does not conflict with priority economic sectors.
4. <i>Strengthen inter-regional and intra-regional connections for business</i>	N/A	The proposal does not include any business related uses or zones.
5. <i>Support new and expanded industrial activity</i>	N/A	The proposal does not include any industrial activity or zone.
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	N/A	If a Gateway Determination is issued for this proposal, the local aboriginal land council along with other interest groups will be requested to comment on the proposal.
7. <i>Increase job containment in the region</i>	N/A	The proposal does not relate to job containment
8. <i>Recognise the cultural landscape of the Central Coast</i>	Yes	<p>The subject site contains land with environmental value suitable for retention. The vegetation at the rear of the site presents high amenity and environmental value. The proposal is considered to respect the cultural value of the area.</p> <p>An Aboriginal Cultural Heritage Assessment ACHA has been provided and indicates that there are no archaeological sites in the project area. Consultation with interested parties will occur during the assessment process.</p>
9. <i>Protect and enhance productive agricultural land</i>	N/A	The site is not within the proximity to, or identified as, productive agricultural land.
10. <i>Secure the productivity and capacity of resource lands</i>	Yes	<p>The subject site is covered by a Consolidated Coal Lease and has been subject to underground mining.</p> <p>Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW</p>

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		have provided conditional support for the proposal.
11. <i>Sustain and balance productive landscapes west of the M1</i>	N/A	The subject site is not located to the west of the M1 Motorway.
12. <i>Protect and manage environmental values</i>	Yes	The proposal seeks to rezone land from E3 Environmental Management to RE2 Private Recreation and apply the E2 Environmental Conservation zone to land with high environmental value. This ensures the retention of existing connectivity to other surrounding land of high environmental value. Impacts of any vegetation loss to facilitate the proposal will need to be addressed in accordance with the <i>Biodiversity Conservation Act 2016</i> .
13. <i>Sustain water quality and security</i>	N/A	The site is not located within a drinking water catchment. Any proposal will be required to address all applicable stormwater quality controls.
14. <i>Protect the coast and manage natural hazards and climate change</i>	Yes	<p>The site is not susceptible to coastal hazards.</p> <p>Land in the area of the creek line to the south of the site located below the probable maximum flood level is proposed to be zoned E2 Environmental Conservation and will not be developed.</p> <p>Subsidence Advisory NSW have provided conditional support for the proposal and are likely to be further consulted if a Gateway Determination is issued.</p> <p>A Phase 1 Contaminated Lands Assessment has been undertaken by a suitably qualified geotechnical engineer. The findings of this contamination assessment recommends that a detailed contamination assessment be undertaken with remedial actions, where necessary. It has been determined that if all "Areas of Concern" are addressed the land can be remediated to a suitable condition for residential use.</p>
15. <i>Create a well-planned, compact settlement pattern</i>	Yes	The site is located within an identified development precinct under the State Government endorsed North Wyong Shire Structure Plan.

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		<p>Servicing for this and surrounding precincts has been identified as a priority by Council and is currently being considered through the completion of the Greater Lake Munmorah Structure Plan and the review of the Northern Districts Contribution Plan.</p> <p>The Central Coast Council's Draft Greater Lake Munmorah Structure Plan will set a coherent framework for development, facilitating the future growth and prosperity of the area, and will identify:</p> <ul style="list-style-type: none"> • Appropriate development footprints for new residential and employment land, and any relevant staging requirements; and • Appropriate transport, environmental and open space networks to cater for expected population growth.
16. <i>Grow investment opportunities in the region's centres</i>	N/A	The proposal is for residential development and the site is not located within a centre.
17. <i>Align land use and infrastructure planning</i>	Applicability	The proposal is located within an identified development precinct and would be subject to developer Contributions under the Northern Districts Section 7.11 Development Contribution plan. Any State road upgrades required as a result of this development would be subject to a Planning Agreement between the landowner and Transport for NSW.
18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	Yes	The primary purpose of the proposed rezoning is to facilitate the development of a Manufactured Housing Estate (MHE) which provides for a lifestyle that is in demand and considered attractive to a growing section of the community.
19. <i>Accelerate housing supply and improve housing choice</i>	Yes	The primary purpose of the proposed rezoning is to facilitate the development of a MHE which provides for a lifestyle that is in demand and considered attractive to a growing section of the community. Any development for such a purpose would be subject to appropriate State and local development controls.
20. <i>Grow housing choice in and around local centres</i>	Yes	The site is located within an identified development precinct under the State Government endorsed North Wyong Shire Structure Plan and is identified for

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		residential development in the draft Greater Lake Munmorah Structure Plan.
21. <i>Provide housing choice to meet community needs</i>	Yes	The primary purpose of the proposed rezoning is to facilitate the development of a MHE which provides for a lifestyle that is in demand and considered attractive to a growing section of the community.
22. <i>Deliver housing in new release areas that are best suited to building new communities</i>	Yes	<p>The site is located within an identified development precinct under the State Government endorsed North Wyong Shire Structure Plan.</p> <p>The primary purpose of the proposed rezoning is to facilitate the development of a MHE which provides for a lifestyle that is in demand and considered attractive to a growing section of the community.</p>
23. <i>Manage rural lifestyles</i>	N/A	The proposal does not relate to rural lifestyles.

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SREP 8 – Central Coast Plateau Areas			
			<p>Not applicable to this proposal</p> <p>The site is not located in the Central Coast Plateau Areas.</p>
SREP 9 – Extractive Industries			
<p><i>Aims:</i></p> <p>(a) <i>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></p> <p>(b) <i>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></p> <p>(c) <i>to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential, and</i></p> <p>(d) <i>to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and</i></p> <p>(e) <i>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.</i></p>			<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>
SREP 20 - Hawkesbury Nepean River (No 2 – 1997)			
			<p>Not applicable to this proposal.</p>
SEPP No. 19 – Bushland in Urban Areas			
<p>With regard to Planning Proposals the SEPP requires that when preparing draft local environmental plans for any land to which this Policy applies, other than rural land, the council shall:</p>			<p>This SEPP does not apply in the former Wyong Shire area of the Central Coast Local Government Area.</p> <p><i>Draft SEPP Environment</i> indicates that the coverage of this SEPP may be extended to cover the Central Coast Local Government Area. This</p>

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<p>(a) have regard to the general and specific aims of the Policy, and</p> <p>(b) give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.</p>			<p>Draft SEPP was publicly exhibited 31/10/17 to 31/1/2018 and is yet to be adopted/reviced.</p> <p>The issue of vegetation retention and removal is considered under the consideration of <i>SEPP (Vegetation in Non-Rural Areas) 2017 SEPP – Koala Habitat Protection 2021</i> and the <i>Biodiversity Conservation Act 2016</i>.</p>
SEPP No. 21 – Caravan Parks			
<p>Aims to encourage:</p> <p>(a) 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</p> <p>(b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</p> <p>(c) the provision of community facilities for land so used, and</p> <p>(d) the protection of the environment of, and in the vicinity of, land so used.</p>			<p>The proposal does not relate to caravan park development.</p> <p>Development for the purposes of a MHE may be carried out pursuant to this Policy on any land on which development for the purposes of a caravan park may be carried out.</p>
SEPP No. 36 – Manufactured Home Estates			
<p>(1) The aims of this Policy are:</p> <p>(a) 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</p> <p>(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and</p> <p>(c) to encourage the provision of affordable housing in well-designed estates, and</p>			<p>The SEPP provides controls that help to ensure that the considerations of issues such as layout and environmental impact are adequately considered in the design of MHEs.</p> <p>The proposal demonstrates that consistency with the SEPP can be achieved through the submission and assessment of a suitable development application.</p> <p>Assessment against CI 9 and Schedule 2 of SEPP 36 is contained under the consideration of 9.1 Direction 3.2 Caravan Parks and Manufactured Home Estates.</p>

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<p>(d) 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</p> <p>(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</p> <p>(f) to protect the environment surrounding manufactured home estates, and</p> <p>(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.</p>	
SEPP 55 – Remediation of Land	
<p>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>A Phase 1 Contaminated Lands Assessment has been undertaken by a suitably qualified geotechnical engineer to demonstrate compliance with the requirements of SEPP 55.</p> <p>The findings of this contamination assessment recommends that a detailed contamination assessment be undertaken with remedial actions, where necessary.</p> <p>It has been determined that if all “Areas of Concern” are addressed the land can be remediated to a suitable condition for residential use and that the information provided indicates that the proposal can be advanced.</p>
SEPP 62 – Sustainable Aquaculture	
	Not applicable to this proposal
SEPP 64 – Advertising and Signage	
<p>This Policy aims:</p> <p>(a) to ensure that signage (including advertising):</p>	<p>The proposed use as a MHE may involve some signage and the provisions of the SEPP will apply. This SEPP will be considered in detail when a development application involving signage is lodged.</p>

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<ul style="list-style-type: none"> (i) is compatible with the desired amenity and visual character of an area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and (b) to regulate signage (but not content) under Part 4 of the Act, and (c) to provide time-limited consents for the display of certain advertisements, and (d) to regulate the display of advertisements in transport corridors, and (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors. 			
SEPP (Aboriginal Land) 2019			
<p>The aims of this Policy are 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 to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</p>			<p>Land identified under adjoins the subject site. The SEPP is not applicable to the subject site or consideration under this proposal.</p>
SEPP (Affordable Rental Housing) 2009			
<p><i>The aims of this Policy are as follows—</i></p> <ul style="list-style-type: none"> (a) <i>to provide a consistent planning regime for the provision of affordable rental housing,</i> (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> (c) <i>to facilitate the retention and mitigate the loss of existing affordable rental housing,</i> (d) <i>to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental</i> 			<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 secondary dwelling development being permissible.</p> <p>This will assist in providing increased opportunities for affordable housing provision.</p>

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<p><i>housing, and incentives for the development of new affordable rental housing,</i></p> <p>(e) <i>to facilitate an expanded role for not-for-profit-providers of affordable rental housing,</i></p> <p>(f) <i>to support local business centres by providing affordable rental housing for workers close to places of work,</i></p> <p><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></p>			
SEPP (Coastal Management) 2018			
<p>The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with objects of the <i>Coastal Management Act 2016</i>, 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</p> <p>(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the <i>Coastal Management Act 2016</i>.</p>			<p>The site is not within the Coastal Zone as defined under <i>SEPP Coastal Management 2018</i>. The extent of the Coastal Zone abuts the western boundary of the site. No coastal wetlands or rainforests are identified as occurring on this site.</p>
SEPP (Educational Establishments and Childcare Facilities) 2017			
<p><i>Aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State by:</i></p> <p>(a) <i>improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</i></p>			<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</p>

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<p>(b) <i>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></p> <p>(c) <i>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></p> <p>(d) <i>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></p> <p>(e) <i>providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i></p> <p>(f) <i>aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</i></p> <p>(g) <i>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></p> <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>		<p>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>	

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<p>Aims to:</p> <ul style="list-style-type: none"> (a) to promote the economic and social revitalisation of Gosford City Centre, (b) 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, (c) to protect and enhance the vitality, identity and diversity of Gosford City Centre, (d) to promote employment, residential, recreational and tourism opportunities in Gosford City Centre, (e) 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, (f) 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, (g) 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, (h) to preserve and enhance solar access to key public open spaces, (i) to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront, (1) to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre. 			<p>The land comprising Gosford City Centre as defined by the <i>SEPP (Gosford City Centre) 2018</i> is not subject to the draft Planning Proposal.</p>

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<p>(2) <i>This Policy aims to encourage the provision of housing (including residential care facilities) that will—</i></p> <p>(a) <i>increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and</i></p> <p>(b) <i>make efficient use of existing infrastructure and services, and</i></p> <p>(c) <i>be of good design.</i></p> <p>(3) <i>These aims will be achieved by—</i></p> <p>(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></p> <p>(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></p> <p><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></p>			<p>The Planning Proposal includes the rezoning of part of the site to R2 Low Density Residential zone and certain forms of Senior Housing will be permissible in this zone.</p>
SEPP (Infrastructure) 2007			
<p><i>Aims to facilitate the effective delivery of infrastructure by:</i></p> <p>(a) <i>improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i></p> <p>(b) <i>providing greater flexibility in the location of infrastructure and service facilities, and</i></p> <p>(c) <i>allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i></p> <p>(d) <i>identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development</i></p>			<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>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</p>			
SEPP – Koala Habitat Protection 2021			
<p>Aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.</p>		<p>Koala feed trees Scribbly Gum (<i>Eucalyptus haemastoma</i>) and Swamp Mahogany (<i>Eucalyptus robusta</i>) make up the only eucalypt trees on site and comprise more than 15% of trees within the Coastal Woodland and Riparian Forest communities respectively. Therefore, these communities comprise Potential Koala Habitat (PKH) .</p> <p>No Koalas were directly observed at the time of fauna survey, which included diurnal searches of trees, spotlighting and Rapid-SAT survey in 2019. Two additional SATs were undertaken in 2020. There was no secondary evidence of Koala habitation in the area including characteristic scratches on trees and scats beneath trees. A search on BioNet (DPIE 2020) found eighteen (18) records of Koala habitation within 10 km of the subject land. The closest records to the subject land are a cluster of three (3) located approximately 1.6 km to the east, all in 2003. These are also the most recent records within 2.5 km. Another record is located just beyond 2.5km to the west but is separated by Chain Valley Bay and Karignan Creek. It is therefore considered that the subject land does not comprise CKH and as such no further matters relevant to this Policy apply. As the land is not considered to comprise CKH a Koala Plan of Management is not considered to be required</p>	
SEPP – (Mining, Petroleum & Extractive Industries) 2007			

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<p>Aims:</p> <ul style="list-style-type: none"> (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 (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (b1) to promote the development of significant mineral resources, and (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 (d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: <ul style="list-style-type: none"> (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries. 			<p>The subject site is covered by a Consolidated Coal Lease and has been subject to underground mining. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and are to be further consulted during public exhibition in accordance with the Gateway Determination.</p>
SEPP (Primary Production & Rural Development) 2019			
<p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> (a) to facilitate the orderly economic use and development of lands for primary production, (b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of 			<p>The subject site is not State Significant Agricultural land or currently used for primary production.</p>

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<p>native vegetation, biodiversity and water resources,</p> <p>(c) 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,</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>			
SEPP (State and Regional Development) 2011			
<p><i>The aims of this Policy are as follows—</i></p> <p>(a) <i>to identify development that is State significant development,</i></p> <p>(b) <i>to identify development that is State significant infrastructure and critical State significant infrastructure,</i></p> <p><i>to identify development that is regionally significant development.</i></p>			<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			
<p><i>The aims of this Policy are as follows—</i></p> <p>(a) <i>(Repealed)</i></p> <p>(b) <i>(Repealed)</i></p> <p>(c) <i>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></p> <p>(d) <i>to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public</i></p>			<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>

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<p><i>purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i></p> <p>(e) <i>(Repealed)</i></p> <p>(f) <i>(Repealed)</i></p>			
SEPP (Vegetation in Non-Rural Areas) 2017			
<p>The aims of this Policy are—</p> <p>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</p> <p>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation</p>			<p>In accordance with Cl.5(1)(b) this Policy applies to land zoned E3 – Environmental Management. Clearing of vegetation would be required to facilitate the proposed development of the site.</p> <p>While vegetation removal would generally occur as part of a development application process that would follow the completion of the planning proposal, Council must be satisfied that the proposal can reasonably meet the requirements of the SEPP and the <i>Biodiversity Conservation Act 2016</i>.</p> <p>The proposal seeks to impact on approximately 0.32 ha of Swamp Sclerophyll Forest EEC and 0.92 ha of Narrabeen Doyalson Coastal Woodland. The vegetated southern end of the site is identified on the biodiversity values (BV) map published by the NSW Office of Environment and Heritage. The proposal (as submitted) triggers entry into the Biodiversity Offset Scheme (BOS) via impacting areas highlighted on the BV map and exceeding the area clearing threshold.</p> <p>The subject site is located in close proximity to the CCRP biodiversity corridor which connects the coast to the foothills and provides inter-regional landscape connectivity. The site is partially nominated as a green corridor and habitat network by the NWSSP. That portion of the site proposed to be zoned E2 Environmental Conservation closely aligns with the high-level mapped boundary of the green corridor.</p> <p>To address the requirements of <i>SEPP (Vegetation in Non-Rural Areas) 2017</i> and the <i>Biodiversity Conservation Act 2016</i>, a draft</p>

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			<p>Biodiversity Certification Assessment Report (BCAR) for Lot 5 DP 1228880 has been prepared by Travers Bushfire and Ecology in support of the proposal.</p> <p>The purpose of the BCAR is to carry out relevant site surveys to prepare a BCAR in accordance with the relevant Acts and Regulations and in accordance with the Biodiversity Assessment Methodology 2020.</p> <p>The intent of this report is to confirm the offsetting requirements for the potential vegetation loss mentioned above and establish agreed requirements for the ongoing preservation of the environmental corridor land, proposed to be zoned E2 Environmental Conservation.</p> <p>The Gateway Determination from DPIE 28 July 2020 and as amended 28 April 2021 (Annexure 01G) as well as the response of Biodiversity Conservation Division (BCD) 15 October 2020 (Annexure 03E) required further consideration of the extent of proposed E2 zoned land, particularly as part of the Regional Environmental Corridor.</p> <p>The Gateway Determination condition 1b states that</p> <p style="padding-left: 40px;">the planning proposal is to be updated prior to public exhibition to confirm the width of the proposed E2 Environmental Conservation zone to align with the position of environmental zones on adjoining land, which together must form an appropriate biodiversity corridor for the area</p> <p>DPIE confirmed 4 November 2021 that it is considered this condition has been satisfied and subsequently advised Council 25 November 2021 the Local and Regional</p>

State/Sydney Planning Policy	Region	Environmental	Comment
			<p>Planning Division recommend proceeding with exhibition (refer to Annexure 01 G). In this correspondence DPIE have indicated:</p> <p style="padding-left: 40px;">Council and the proponent should continue discussions with BCD to ensure that the BCAR is finalised within a reasonable timeframe.</p> <p>The draft BCAR has been attached to this Planning Proposal (Annexure 05 I) and in accordance with the <i>Biodiversity Conservation Act 2016</i>, will be subject to a separate 30 day (minimum) public exhibition process and finalised prior to any development occurring on the site.</p>

Direction	Comment
Employment & Resources	
1.1 Business & Industrial Zones	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Not Applicable</p> <p>Subject area is not within an existing or proposed industrial or business zone.</p>
1.2 Rural Zones	
<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>Not Applicable</p>
1.3 Mining, Petroleum Production and Extractive Industries	
<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>Applicable</p> <p>The subject site is covered by a Consolidated Coal Lease and has been subject to underground mining. Both Department of Planning Infrastructure and Environment (DPIE) – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal and will be further consulted as required during the public exhibition period in accordance with the Gateway Determination.</p>
1.4 Oyster Aquaculture	
	<p>Not Applicable</p>
1.5 Rural Lands	
<p>The objectives of this direction are to:</p> <p>(a) protect the agricultural production value of rural land,</p> <p>(b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,</p> <p>(c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</p>	<p>The proposal will affect land within an existing or proposed environmental protection zone and therefore this Direction applies.</p> <p>While a significant portion of the land is cleared and has historical links to agricultural uses, the land is not currently utilised for agricultural production, and is unlikely to suit this purpose in the future, given the limited site area and growing residential population in the vicinity of the site.</p>

Direction	Comment
<p>(d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</p> <p>(e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land</p> <p>(f) support the delivery of the actions outlined in the New South Wales Right to Farm</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or changes the existing minimum lot size on land within a rural or environment protection zone.</p> <p>This direction applies when a relevant planning authority prepares a planning proposal that: (a) will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) changes the existing minimum lot size on land within a rural or environment protection zone.</p>	<p>The site is not identified as high-quality agricultural land.</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>
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>What a relevant planning authority must do if this direction applies:</p> <ul style="list-style-type: none"> • A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. • A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a 	<p>Applicable</p> <p>The proposal is potentially inconsistent with this Direction as the site is zoned E3 Environmental Management and the proposal is to rezone the majority of the site to RE2 Private Recreation.</p> <p>The subject site is identified as a development precinct under the NSW State Government endorsed North Wyong Shire Structure Plan (NWSSP).</p> <p>The subject site is located in close proximity to the CCRP biodiversity corridor. The site is partially nominated as a green corridor and habitat network by the NWSSP. That portion of the site proposed to be zoned E2 Environmental</p>

Direction	Comment
<p>change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands"</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy which:</p> <p>(i) gives consideration to the objectives of this direction,</p> <p>(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</p> <p>(iii) is approved by the Director-General of the Department of Planning, or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>(d) is of minor significance</p>	<p>Conservation closely aligns with the high level mapped boundary of the green corridor.</p> <p>The proposal seeks to impact on approximately 0.32 ha of Swamp Sclerophyll Forest Endangered Ecological Community (EEC) and 0.92 ha of Narrabeen Doyalson Coastal Woodland. The vegetated southern end of the site is highlighted on the biodiversity values map published by the NSW Office of Environment and Heritage and the proposal layout appears to impact on areas highlighted on the map. Thus, the proposal triggers entry into the Biodiversity Offset Scheme.</p> <p>To address the requirements of <i>SEPP (Vegetation in Non-Rural Areas) 2017</i> and the <i>Biodiversity Conservation Act 2016</i>, a draft Biodiversity Certification Assessment Report (BCAR) for Lot 5 DP 1228880 has been prepared by Travers Bushfire and Ecology in support of the proposal and this is discussed elsewhere in this report.</p> <p>BCD (Annexure 01G) have indicated that any variation to this Direction is minor and DPIE have indicated that the Planning Proposal is appropriate for public exhibition (Annexure 03G).</p>
<p>2.2 Coastal Management</p>	
<p>Aims to implement the principles in the NSW Coastal Policy.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i>.</p>	<p>Not Applicable</p> <p>The site is not within the Coastal Zone</p>
<p>2.3 Heritage Conservation</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>Applicable</p> <p>An Aboriginal Cultural Heritage Assessment has been provided and indicates that there are no archaeological sites in the project area though indicate there are some areas of interest within the land identified for conservation within the E2 Environmental Conservation Zone.</p> <p>Further consultation will be undertaken during the public exhibition process,</p>

Direction	Comment
2.4 Recreational Vehicle Areas	
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>It is not proposed to enable the land to be developed for the purpose of a recreation area.</p>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
<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>Not Applicable</p>
2.6 Remediation of Contaminated Land	
<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p>Applicable</p> <p>A Phase 1 Contaminated Lands Assessment has been undertaken by a suitably qualified geotechnical engineer to demonstrate compliance with the requirements of SEPP No, 55 Remediation of Land. The findings of this contamination assessment recommend that a detailed contamination assessment be undertaken with remedial actions, where necessary. It has been determined that if all "Areas of Concern" are addressed the land can be remediated to a suitable condition for residential 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 environmental 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>Applicable</p> <p>The proposal seeks to facilitate residential development within the proposed R2 low density residential zone and a Manufactured Home Estate (MHE) in an RE2 Private Recreation Zone.</p> <p>The MHE development provides for a form of housing that is considered to be in demand in this locality and provides for a relatively compact form of detached housing along with more traditional housing forms as permissible within the R2 zone</p> <p>The accelerated development of this site and the surrounding area is identified in the</p>

Direction	Comment
	<p>DGLMSP and the Northern Districts Contributions Plan is currently under review to facilitate the appropriate</p> <p>Consent for the development of the site will not be granted until such time as essential services are connected (Clause 7.9 Wyong LEP 2013), in addition to any state infrastructure requirements being provided (Part 6 Wyong LEP 2013).</p>
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.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>(5) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p>	<p>Applicable – see individual considerations below:</p>
<p>(a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,</p>	<p>In general, the SEPP restricts the development of MHEs on environmentally sensitive land or land identified for another strategic planning purpose. The site is identified within a development precinct under the NWSSP.</p>
<p>b) take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals),</p>	<p>In general, the SEPP ensures that land to be developed for a MHE is adequately serviced. Servicing of the land will need to be arranged to the satisfaction of Council and other relevant authorities through the planning proposal and subsequent development application assessment process.</p> <p>The dGLMSP acknowledges the importance of MHE development in the area, being a product in demand and therefore providing for a sort-after housing alternative.</p>
<p>(1) A council may grant a development consent pursuant to this Policy allowing development for the purposes of a manufactured home estate only if it is satisfied—</p> <p>(a) that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with</p>	<p>The proponent for the planning proposal has indicated the intent to subsequently lodge a development application for an MHE should the application be approved. Preliminary designs indicate that residential and internal design will be of an appropriate standard and</p>

Direction	Comment
<p>reticulated water, a reticulated sewerage system, drainage and electricity</p> <p>(b) that the manufactured home estate is or will be provided with adequate transport services, and</p> <p>(c) that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate,</p> <p>(d) that the development will not have an adverse effect on any—</p> <ul style="list-style-type: none"> •conservation area •heritage item •waterway or land having special landscape, scenic or ecological qualities 	<p>assessment indicates that the site can be adequately serviced.</p> <p>It is noted that the adjacent MHE operates a community bus service as required by a condition of development consent which could also be appropriate for this site. The Development Control Plan for the site (Annexure 05J) will require the applicant to demonstrate how the public transport needs of the residents of the MHE development will be considered.</p> <p>The dGLMSP identifies where the embellishment of community facilities and services need to occur in the area. This will complement the internal facilities to be provided.</p> <p>The land to the south of the site which has high ecological qualities and adjoins a waterway is proposed to be rezoned from E3 Environmental Management to E2 Environmental Conservation.</p>
<p>(2) A council may grant a development consent pursuant to this Policy allowing development for the purposes of a manufactured home estate only after it has considered the following—</p> <p>(a) the cumulative impact of the proposed development and other manufactured home estates in the locality,</p> <p>(b) any relevant guidelines issued by the Director,</p> <p>(c) the provisions of the Local Government (Manufactured Home Estates) Transitional Regulation 1993.</p>	<p>Historically there have been issues where an existing caravan park is converted to an MHE site significantly increasing the intensity of residential land use and putting significant pressure on services. The development of this site including servicing will be planned through the planning proposal process and the acknowledgement of additional residential development on the subject site in the dGLMSP. In addition, the dGLMSP identifies the role MHE's have in providing for housing in the area and identifies areas where traditional residential subdivision is likely to occur in the future providing for an appropriate level of housing choice for this locality.</p> <p>Other issues under identified under this clause of the SEPP are to be addressed through the development application process.</p>
<p>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the <i>Community Land Development Act 1989</i> be permissible with consent.</p>	<p>The relevant LEP does not restrict leasing arrangements nor restrict Community Title Subdivision in the proposed RE2 Private</p>

Direction	Comment
	Recreation zone and subdivision of MHEs is provided for under Cl. 8 of SEPP 36.
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 access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport 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>Applicable</p> <p>The site is located within a development precinct identified in the NWSSP and will provide for access to public transport.</p> <p>The draft Greater Lake Munmorah Structure Plan identifies transportation improvements for the area in response to the predicted population growth for this locality.</p> <p>Development applications relating to this site will be subject to appropriate contribution payments under the Northern Districts Contributions Plan which is currently being revised to accommodate the urban expansion in the area and in accordance with the Development Control Plan for the site (Annexure 05J) will need to demonstrate how the public transport needs of the residents of the MHE development will be considered</p> <p>The applicant will need to complete negotiations with RMS relating to the satisfactory arrangements for the upgrade of the intersection of the Pacific Highway and Chain Valley Bay Road prior to additional development being permitted in the area.</p>
3.5 Development Near Regulated Airports and Defence Airfields	
<p>Aims to ensure the effective and safe operation of regulated airports and defence airfields and 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>This direction applies to all relevant planning authorities. This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.</p>	<p>Not Applicable</p> <p>The site is not in the vicinity of a Regulated Airport and Defence Airfield.</p>
3.6 Shooting Ranges	

Direction	Comment
<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>Not Applicable</p> <p>Subject site is not adjacent to and/or adjoining an existing shooting range.</p>
3.7 Reduction in non- hosted short term rental accommodation period	
Applies to Byron Bay Shire Council	Not Applicable
Hazard & Risk	
4.1 Acid Sulfate Soils	
<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>Applicable</p> <p>Part of the subject site is identified in Council's Acid Sulfate Soils Map. In the <i>Preliminary Site Investigation</i> provided with the application it is indicated that the site is located in an area having no known occurrence of acid sulfate soils (ASS). If ASS are found to be present on the site they can be effectively managed through investigation and a site-specific acid sulfate soil management plan.</p>
4.2 Mine Subsidence & Unstable Land	
<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 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>The site is identified as being within the Swansea North Entrance Mines Subsidence District.</p> <p>The subject site is covered by a Consolidated Coal Lease and has been subject to underground mining. Both DPIE – Division of Resource and Geoscience and Subsidence Advisory NSW have provided conditional support for the proposal.</p>
4.3 Flood Prone Land	
<p>Aims to ensure: development on flood prone land is consistent with <i>NSW Government's Flood Prone Land Policy</i> and principles of the <i>Floodplain Development Manual 2005</i>; and provisions of an LEP on flood prone land are commensurate with flood hazard and</p>	<p>Applicable</p> <p>Council's existing flood mapping does not extend to this site exemplified by the fact that</p>

Direction	Comment
<p>include consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.</p>	<p>the existing creek at the rear of the site is not identified on the existing flood maps.</p> <p>Draft Flood Mapping for Lake Macquarie identifies that the limit of the Probable Maximum Flood (PMF) generally aligns with land proposed to be preserved under the E2 zoning. The draft mapping also indicates a minor area of potential flooding along a small section of the western boundary of the site. Following consultation with the applicant and OEH the proposed layout of the MHE has been modified to exclude residential development from this area and is not in a location that will impact on access or egress from the site.</p> <p>Council's existing flood mapping does not extend to this site exemplified by the fact that the existing creek at the rear of the site is not identified on the existing flood maps. However Draft Flood Mapping for Lake Macquarie identifies that the limit of the Probable Maximum Flood (PMF) generally aligns with land proposed to be preserved under the E2 zoning with some potential minor flooding or potential pooling along the western boundary of the site.</p> <p>Though consultation with the Office of Environment and Heritage the applicant has revised the proposed internal layout of the MHE to remove residential or other structures from the areas where the minor flooding may occur (Annexure 05H).</p>
<p>4.4 Planning for Bushfire Protection</p>	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>Applicable</p> <p>The subject land is mapped as bushfire prone land. A draft bushfire report has been submitted with the planning proposal. As required by the direction, consultation will occur with the NSW Rural Fire Service has occurred. RFS have no objection to the proposal subject to subsequent development applications and approvals meeting the requirements for PBP 2019.</p>
<p>Regional Planning</p>	
<p>5.2 Sydney Drinking Water Catchments</p>	
<p>Aims to protect water quality in the hydrological catchment.</p>	<p>Not Applicable.</p>

Direction	Comment
Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	Not Applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	Not Applicable.
5.9 North West Rail Link Corridor Strategy	
Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.	Not Applicable
5.10 Implementation of Regional Plans	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>A full assessment of this proposal against the considerations of the <i>Central Coast Regional Plan 2036</i> is contained within this Strategic Assessment document. The proposal is considered to be consistent with the Regional Plan.</p>
5.11 Development of Aboriginal Land Council Land	
<p>Aims to provide for the consideration of development delivery plans prepared under the <i>State Environmental Planning Policy (Aboriginal Land) 2019</i>.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the <i>SEPP (Aboriginal Lands) 2019</i>.</p>	Not applicable
Local Plan Making	
6.1 Approval and Referral Requirements	
<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>	The proposal does not seek to introduce any referral or concurrence provisions and is consistent with the provisions of the direction.
6.2 Reserving Land for Public Purposes	
Aims to facilitate the provision of public services and facilities by reserving land for public purposes and	Applicable

Direction	Comment
<p>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 prepares a planning proposal.</p>	<p>The proposal does not create, alter or reduce existing zonings or reservations of land for public purposes</p>
6.3 Site Specific Provisions	
<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>Applicable</p> <p>The proposal does not require the implementation of site-specific controls. Required controls can be provided through appropriate zoning and lot size controls and existing controls applying to the land use.</p>
Metropolitan Planning	
7.3 Parramatta Road Corridor Urban Transformation Strategy	
	Not Applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
<p>Aims to facilitate development within the Parramatta Road Corridor</p>	Not Applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
	Not Applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
	Not Applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	
	Not Applicable.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	
<p>This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.</p>	Not Applicable.
7.9 Implementation of Bayside West Precincts 2036 Plan	
<p>This direction applies to land within the Bayside local government area.</p>	Not Applicable.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	
	Not Applicable.
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	

Direction	Comment
	Not Applicable
7.12 Implementation of Greater Macarthur 2040	
	Not Applicable
7.13 Implementation of the Pymont Peninsula Place Strategy	
	Not Applicable

Objective/Requirement	Comment
BELONGING	
OUR COMMUNITY SPIRIT IS OUR STRENGTH	
A1 Work within our communities to connect people, build capacity and create local solutions and initiatives	Public consultation with respect to this proposal is being conducted
A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	Not Applicable
A3 Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people	Not Applicable
A4 Enhance community safety within neighbourhoods, public spaces and places	Not Applicable
CREATIVITY, CONNECTION AND LOCAL IDENTITY	
B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	Not Applicable
B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year	Not Applicable
B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life	Not Applicable
B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	Should the proposal proceed as intended, development contributions will be required to be paid which will be used to embellish the local area.
SMART	
A GROWING AND COMPETITIVE REGION	
C1 Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	Not Applicable
C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists	Not Applicable
C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	The proposal will provide local job opportunities in construction as well as generate 12-15 ongoing operational jobs
C4 Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly	Not Applicable
A PLACE OF OPPORTUNITY FOR PEOPLE	
D1 Foster innovation and partnerships to develop local entrepreneurs and support start-ups	Not Applicable
D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises	Not Applicable

Objective/Requirement		Comment
	D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers	Not Applicable
	D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering	Not Applicable
GREEN		
ENVIRONMENTAL RESOURCES FOR THE FUTURE		
	E1 Educate the community on the value and importance of natural areas and biodiversity and encourage community involvement in caring for our natural environment	Not Applicable
	E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways	Any proposal will be required not to have a negative impact on waterways
	E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours	Not Applicable
	E4 Incorporate renewable energy and energy efficiency in future design and planning and ensure responsible use of water and other resources	Not Applicable
CHERISHED AND PROTECTED NATURAL BEAUTY		
	F1 Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species	The proposal will be required to maintain land of high environmental value.
	F2 Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)	The proposal will be required to maintain land of high environmental value.
	F3 Improve enforcement for all types of environmental non-compliance including littering and illegal dumping and encourage excellence in industry practices to protect and enhance environmental health	Not Applicable
	F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	Not Applicable
RESPONSIBLE		
GOOD GOVERNANCE AND GREAT PARTNERSHIPS		
	G1 Build strong relationships and ensure our partners and community share the responsibilities and benefits of putting plans into practice	Not Applicable
	G2 Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect	Applicable The proposal will be publicly exhibited for the appropriate period, providing the community with an opportunity to comment.
	G3 Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions	Applicable See above.

Objective/Requirement		Comment
	G4 Serve the community by providing great customer experience, value for money and quality services	Not Applicable
DELIVERING ESSENTIAL INFRASTRUCTURE		
	H1 Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region	For the proposal to advance there will be requirement to contribute to improvement of local and State roads in the locality.
	H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities	Not Applicable
	H3 Create parking options and solutions that address the needs of residents, visitors and businesses whilst keeping in mind near future technologies including fully autonomous vehicles	Not Applicable
	H4 Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water	Applicable Part of the assessment of the proposal is to ensure that adequate infrastructure is provided.
BALANCED AND SUSTAINABLE DEVELOPMENT		
	I1 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	Applicable The site is located to the east of the M1 within an identified development precinct.
	I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	The proposal will be specifically designed for the proposed use as an MHE.
	I3 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	The proposal maintains important environmental land on the site and will be required to meet applicable standards for energy efficiency and stormwater management.
	I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	The proposal responds to demand for MHE living.
LIVABLE		
RELIABLE PUBLIC TRANSPORT AND CONNECTIONS		
	J1 Create adequate, reliable and accessible train services and facilities to accommodate current and future passengers	Not applicable
	J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport	Not applicable
	J3 Improve bus and ferry frequency and ensure networks link with train services to minimise journey times	Not applicable
	J4 Design long-term, innovative and sustainable transport management options for population growth and expansion	Not applicable
OUT AND ABOUT IN THE FRESH AIR		

Objective/Requirement		Comment
	K1 Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities	Not applicable
	K2 Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access, inclusion and mobility to meet the needs of all community members	Not applicable
	K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	Not applicable
	K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of natural waterways and foreshores	Not applicable
HEALTHY LIFESTYLES FOR A GROWING COMMUNITY		
	L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated	Proposal is to provide linkages to existing recreational facilities.
	L2 Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer	Not applicable
	L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	Not applicable
	L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs	Not applicable