

Strategic Assessment

Central Coast Regional Plan Assessment

<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
1. <i>Grow Gosford City Centre as the region's capital</i>	N/A	The subject site is not located proximate to 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 RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The subject proposal does not conflict with the location of any 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 industrial activity or zones.
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	N/A	The subject area is not under caretaker ship of the local aboriginal land council. The proposal will be referred to them for comment if a Gateway is granted.
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	The subject site has environmental values suitable for retention. The vegetation on part of the site presents high amenity value for residents and visitors to the area. The proposal is considered to respect the cultural value of the area.
9. <i>Protect and enhance productive agricultural land</i>	N/A	The subject site is not within proximity to or identified as productive agricultural land.
10. <i>Secure the productivity and capacity of resource lands</i>	N/A	The subject site is not proximate to or identified as resource lands
11. <i>Sustain and balance productive landscapes west of the M1</i>	N/A	The subject land is not west of the M1.
12. <i>Protect and manage environmental values</i>	Yes	The proposal seeks to rezone the site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The subject proposal is considered to be consistent with this Direction

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		as it seeks to retain and enhance areas of conservation value.
13. <i>Sustain water quality and security</i>	N/A	The subject site is not located within the Drinking Water Catchment.
14. <i>Protect the coast and manage natural hazards and climate change</i>	Yes	The proposal is considered to be consistent with this Direction as flooding and stormwater measures will be utilised to minimise impacts upon the coast. The retention and enhancement of areas as biodiversity corridors is considered to be a positive outcome for the site.
15. <i>Create a well-planned, compact settlement pattern</i>	Yes	The proposal is consistent with this Direction. The subject site sits within an existing urban centre and presents an extension of an existing residential area.
16. <i>Grow investment opportunities in the region's centres</i>	N/A	The proposal does not include opportunities for investment at this stage.
17. <i>Align land use and infrastructure planning</i>	Yes	The proposal is consistent with this direction. The subject site sits within an existing urban area where infrastructure is available.
18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	Yes	The proposed rezoning of the subject sites for residential purposes increases the potential for future development of the precinct to be inclusive, well designed and attractive for residents.
19. <i>Accelerate housing supply and improve housing choice</i>	Yes	The proposal is consistent with this Direction. The subject proposal seeks to rezone the subject site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The increase in residential zoned lands enable accelerated supply and choice.
20. <i>Grow housing choice in and around local centres</i>	Yes	The proposal is consistent with this Direction. The proposal seeks to rezone the subject site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation in an existing urban area proximate to local centres.
21. <i>Provide housing choice to meet community needs</i>	Yes	The delivery of land zoned R2 Low Density Residential enables sites to be developed for a variety of housing typologies.
22. <i>Deliver housing in new release areas that are best suited to building new communities</i>	Yes	The subject site is within an urban release area identified within the NWSSP.
23. <i>Manage rural lifestyles</i>	N/A	The subject site is not within a rural area.

State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy	Comment
SREP 8 – Central Coast Plateau Areas	
<p>Aims:</p> <ul style="list-style-type: none"> (a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses, (b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability, (c) (Repealed) (d) to protect regionally significant mining resources and extractive materials from sterilization, (e) to enable development for the purposes of extractive industries in specified locations, (f) (Repealed) (g) to protect the natural ecosystems of the region, and (h) to maintain opportunities for wildlife movement across the region, and (i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and (j) to encourage the preparation of draft local environmental plans based on merits. 	Not applicable to the subject proposal.
SREP 20 - Hawkesbury Nepean River (No 2 – 1997)	
<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>	Not applicable to the subject proposal.
SEPP No. 19 – Bushland in Urban Areas	
<p>Aims to protect and preserve bushland within urban areas because of:</p> <ul style="list-style-type: none"> a) Its value to the community as part of the natural heritage, b) Its aesthetic value, and 	This SEPP does not apply in the former Wyong LGA.

State/Sydney Region Environmental Planning Policy	Comment
c) Its value as a recreational, educational and scientific resource	
SEPP No. 44 – Koala Habitat	
<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>(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>No assessment was undertaken by the proponent in regard to the requirements of SEPP 44.</p> <p>A Potential Koala Habitat assessment will be required to be undertaken as part of future ecological assessment to address SEPP 44 matters.</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>Based on the findings of the Phase 1 Contaminated Site Investigation, a detailed investigation is recommended to further investigate the potential contaminant sources listed above.</p>
SEPP 62 – Sustainable Aquaculture	
<p>Aims</p> <p>(a) to encourage sustainable aquaculture, including sustainable oyster aquaculture, in the State, namely, aquaculture development which uses, conserves and enhances the</p>	<p>Not applicable to the subject proposal.</p>

State/Sydney Region Environmental Planning Policy	Comment
<p>community's resources so that the total quality of life now and in the future can be preserved and enhanced, and</p> <p>(b) to make aquaculture development permissible in certain zones under the Standard Instrument, as identified in the NSW Land Based Sustainable Aquaculture Strategy, and</p> <p>(c) to set out the minimum site location and operational requirements for permissible aquaculture development (the minimum performance criteria), and</p> <p>(d) to establish a graduated environmental assessment regime for aquaculture development based on the applicable level of environmental risk associated with site and operational factors (including risks related to climate change, in particular, rising sea levels), and</p> <p>(e) to apply the Policy to land-based aquaculture development and oyster aquaculture development in the State and to include facility for extension of the Policy to natural water-based aquaculture.</p>	
SEPP (Coastal Management) 2018	
<p>Aims:</p> <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</p>	<p>The proposal is consistent with the requirements of State Environmental Planning Policy (Coastal Management) 2018. The site includes an area of mapped Coastal Wetlands, however the proposal does not include development in this vicinity.</p>

State/Sydney Region Environmental Planning Policy	Comment
purpose of the definitions in the Coastal Management Act 2016.	
SEPP – (Mining, Petroleum & Extractive Industries) 2007	
<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 has not been identified as containing any mineral, petroleum or extractive resource materials.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	
<p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> (a) to establish the process for assessing and identifying sites as urban renewal precincts, 	<p>Not applicable to the subject proposal. Site is not located within a zone dictated under this SEPP.</p>

State/Sydney Region Environmental Planning Policy	Comment
<p>(b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</p> <p>(c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.</p>	

Ministerial Section 9.1 Directions

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 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 business or industrial 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> <p>Subject area is not within an existing or proposed rural zone.</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 does not sit within an area to which State or regionally significant reserves of coal, minerals, petroleum or extractive minerals have been identified.</p> <p>The subject proposal is consistent with Direction 1.3 Mining, Petroleum Production and Extractive Industries.</p>
1.4 Oyster Aquaculture	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area 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 the health of oysters and 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</p>	<p>Not Applicable</p>

Direction	Comment
current oyster aquaculture lease in the national parks estate and other land uses.	
1.5 Rural Lands	
<p>Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p>Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</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>Applicable</p> <p>The subject proposal to rezone the site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation will protect and enhance biodiversity corridors through the site.</p> <p>The subject proposal is consistent with Direction 2.1 Environmental Protection Zones.</p>
2.2 Coastal Management	
<p>Aims to protect and manage coastal areas of NSW.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i> as defined under the <i>Coastal Management Act 2016</i>.</p>	<p>Applicable</p> <p>Section 5 of the Coastal Management Act 2016 provides that the coastal zone means the area of land comprised of the following coastal management areas:</p> <ul style="list-style-type: none"> (a) the coastal wetlands and littoral rainforests area, (b) the coastal vulnerability area, (c) the coastal environment area, (d) the coastal use area. <p>The subject site contains a small area of Coastal Wetland in the north-western corner of the site. No future development is proposed in this corner of the site, with the exception of drainage works.</p> <p>The subject proposal is consistent with 2.2 Coastal Management.</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	<p>Applicable</p> <p>There are no items of European heritage on the site. The site has not been formally surveyed for items of</p>

Direction	Comment
Applies when the relevant planning authority prepares a planning proposal.	indigenous cultural heritage. However, any items are likely to be contained in the area zoned for conservation purposes, as these areas align with overland flow paths. The subject proposal is consistent with 2.3 Heritage Conservation.
2.4 Recreational Vehicle Areas	
<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>Applicable</p> <p>The subject proposal is not located within proximity to a recreational vehicle area nor does it propose to introduce one.</p> <p>The subject proposal is consistent with 2.4 Recreational Vehicle Areas.</p>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</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>Applicable</p> <p>The subject proposal seeks to rezone the subject site from RU6 Transition to R1 General Residential and E2 Environmental Conservation. The proposed rezoning will increase the supply of residential zoned lands.</p> <p>The subject proposal is consistent with 3.1 Residential Zones.</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>Applicable</p> <p>The subject proposal seeks to rezone the subject site from RU6 Transition to R2 Low Density Residential zone and E2 Environmental Conservation. The subject proposal does not outline intent to provide a caravan park or manufactured home estate.</p> <p>The subject proposal is consistent with 3.2 Caravan Parks and Manufactured Home Estates.</p>
3.3 Home Occupations	

Direction	Comment
<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>Applicable</p> <p>The subject proposal seeks to rezone the subject site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation. Home Occupation is a permitted use within the R2 Low Density Residential zone.</p> <p>The subject proposal is consistent with 3.3 Home Occupations.</p>
<p>3.4 Integrating Land Use & Transport</p>	
<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 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>Applicable</p> <p>The subject proposal seeks to zone the subject site for residential purposes in an existing urban area.</p> <p>The subject proposal is consistent with 3.4 Integrating Land Use & Transport.</p>
<p>3.5 Development Near Regulated Airports and Defence Airfields</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>Not Applicable</p> <p>The site is not located proximate to a regulated airport.</p>
<p>3.6 Shooting Ranges</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</p>	<p>Not Applicable</p> <p>Subject site is not proximate to a shooting range.</p>

Direction	Comment
<p>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>	
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>The subject site is mapped as containing areas of ASS, the subject site sits within an existing urban area. For the purpose of rezoning the site, ASS is not considered an impediment.</p> <p>The subject site is consistent with 4.1 Acid Sulfate Soils.</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, 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>Applicable</p> <p>Consistent</p> <p>The site is located within a Mine Subsidence District. All development in a mine subsidence district must be constructed in accordance with Subsidence Advisory NSW (SA NSW) approval. The subject site is assigned under Guideline 2, which applies to properties that have been undermined by coal mine workings in the past and assessed by SA NSW as having the potential to be impacted by subsidence.</p> <p>The subject proposal is consistent with 4.2 Mine Subsidence & Unstable Land.</p>
4.3 Flood Prone Land	
<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 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>Applicable</p> <p>A Council initiated flood study for the Lake Macquarie catchment is expected to be completed by the end of 2019. A small portion of the land is affected by the 1 in 100 year flood event (1% AEP). The 2 areas of concern within the subject site are located in the north-west and north-east of the site, and are each proposed to be the location of detention basins, rather than residential development.</p> <p>The subject proposal is consistent with 4.3 Flood Prone Land.</p>

Direction	Comment
4.4 Planning for Bushfire Protection	
<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 classified as Bush Fire affected.</p> <p>A Preliminary Bushfire Assessment Report (2018) has been prepared to support the planning proposal. This report includes recommended APZs to be implemented as part of the proposal. The proposed measures will contribute to the amelioration of the potential impact of any bushfire on the proposed development.</p> <p>The subject proposal is consistent with 4.4 Planning for Bushfire Protection.</p>
Regional Planning	
5.1 Implementation of Regional Strategies	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.2 Sydney Drinking Water Catchments	
<p>Aims to protect water quality in the Sydney drinking water catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre, to provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and reduce land use conflict arising between agricultural use and non-agricultural use of farmland as 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 except within areas contained within the "urban growth areas" mapped in the North Coast Regional Plan 2036..</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Direction	Comment
Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	
5.9 North West Rail Link Corridor Strategy	
<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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
5.10 Implementation of Regional Plans	
<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>Applicable</p> <p>The Central Coast Regional Plan 2036 identifies this location as part of the Northern Growth Corridor and is identified for residential development. The planning proposal will facilitate the achievement of Goal 4 by planning for 'a variety of housing choices to suit needs and lifestyles'. Direction 22 seeks to 'deliver housing in new release areas that are best suited to building new communities'. Action 22.1 requires the coordination of infrastructure delivery to support the North Wyong Shire Structure Plan release areas. In this regard the proposed development can be suitably serviced.</p> <p>The subject proposal is consistent with 5.10 Implementation of Regional Plans.</p>
5.11 Development of Aboriginal Land Council Land	
<p>Aims to provide for the consideration of development delivery plans prepared under State Environmental Planning Policy (Aboriginal Land) 2019 when planning proposals are prepared by a planning proposal authority.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.</p>	<p>Not Applicable</p>
Local Plan Making	
6.1 Approval and Referral Requirements	
Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Applicable

Direction	Comment
Applies when the relevant planning authority prepares a planning proposal.	<p>The subject proposal will not include any restrictive approval or referral requirements.</p> <p>The subject proposal is consistent with 6.1 Approval and Referral Requirements.</p>
6.2 Reserving Land for Public Purposes	
<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 prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal does not include reserving any land for public purposes.</p> <p>The subject proposal is consistent with 6.2 Reserving 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 subject proposal does not seek any restrictive site specific planning controls.</p> <p>The subject proposal is consistent with 6.3 Site Specific Provisions.</p>
Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	
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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.2 Implementation of Greater Macarthur Land Release Investigations	
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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.3 Parramatta Road Corridor Urban Transformation Strategy	
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 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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Direction	Comment
This Direction applies to City of Parramatta Council, Cumberland Council, Strathfield Council, Burwood Council, Canada Bay Council and Inner West Council.	
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
<p>Aims to to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy (the Strategy)</p> <p>This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
<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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
<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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	
<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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	
<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).</p> <p>This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Direction	Comment
Fairfield City Councils, Camden Council and Wollondilly Shire Council.	
7.9 Implementation of Bayside West Precincts 2036 Plan	
<p>The aim is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).</p> <p>This direction applies to land within the Bayside local government area.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	
<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</p> <p>Direction</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Wyong Shire Settlement Strategy Assessment

Objective/Requirement	Comment
<p>Key Planning Principles of relevance include:</p> <ul style="list-style-type: none"> • <i>Higher density developments should be located around the commercial core of nominated Town, Village and Neighbourhood Centres, whilst having regard to the desired urban character of each settlement. This will need to be supported by local planning strategies and/or masterplans.</i> • <i>The majority of new housing within Wyong LGA will be located within or immediately adjacent to existing Town, Village and Neighbourhood Centres.</i> • <i>Expansion of Urban Release Areas to occur in an orderly manner and be consistent with the timeframes of the NWSSP and Settlement Strategy.</i> • <i>Urban Release Areas should not be progressed until such time that adequate transportation, utility, community and recreational infrastructure can be guaranteed, including matters for consideration identified in Part 6 of Wyong LEP 2013.</i> • <i>Facilitate the creation of social hubs in new Urban Release Areas that satisfy the needs of the community, including community cultural, education, health and recreation facilities.</i> • <i>Incorporate the principles of Healthy Spaces and Places; Crime Prevention through Environmental Design; and the Universal Design Principles for Accessible Environment into new Urban Release Areas</i> • <i>Provide for appropriate housing choice in new Urban Release Areas. This may be assisted by incorporating the findings of the Affordable Housing study.</i> 	<p>The proposal is consistent with the Key Planning Principles listed in the Settlement Strategy. The proposal is located adjacent to the Lake Munmorah Local Centre, and whilst the timing of this land release is inconsistent with the NWSSP and Settlement Strategy, it is consistent with the draft Greater Lake Munmorah Structure Plan, which has recently been exhibited.</p>

Community Strategic Plan Assessment

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	The proposal will provide a variety of housing types to suit a diverse population and with the proposed new large park will provide opportunities for the new residents to gather and strengthen community assets
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	Applicable The final subdivision design should incorporate safer by design requirements. The proposed area is connected to existing residential development so presents opportunity to increase connectivity between the areas.
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	Applicable The proposal includes green space that will function as drainage, environmental and recreation corridors, which will encourage activity.
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

Objective/Requirement	Comment
C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	Not Applicable
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
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	Not Applicable
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	Applicable The proposal includes green space that will function as drainage, environmental and recreation corridors, which will preserve environmental heritage and encourage community ownership of these spaces.
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)	Applicable See above.
F3 Improve enforcement for all types of environmental non-compliance including littering and illegal dumping and	Not Applicable

Objective/Requirement	Comment
encourage excellence in industry practices to protect and enhance environmental health	
F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	Applicable The proposal avoids areas of the site subject to the 1% AEP flood event, and incorporates green corridors to mitigate the effect of increased hard stand and heat island effects.
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 time 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.
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	Not Applicable
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 The delivery of infrastructure will be the responsibility of the developer of the area. The assessment of future development will assess the sustainable nature of infrastructure delivery.
BALANCED AND SUSTAINABLE DEVELOPMENT	
I1 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating	Applicable

Objective/Requirement		Comment
	development along transport corridors and town centres east of the M1	The proposal is located proximate to the Pacific Highway transport corridor.
	I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	Applicable The proposal is located proximate to the Pacific Highway transport corridor, and adjacent to the Lake Munmorah Local Centre.
	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	Applicable The masterplan for the proposal has included biodiversity corridors on the east and west sections of the area. The corridor connectivity to existing areas to the north of the proposed rezoning will enhance livability and environmental sustainability in the area.
	I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	Applicable The proposed rezoning of the subject area increases the available supply of land zoned R1 General Residential and R2 Low Density Residential which will deliver more available land for a variety of housing options.
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		
	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	Applicable
	K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	Not Applicable

Objective/Requirement	Comment
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	Not Applicable
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