



**Central Coast Council  
Planning Proposal PP/106/2019  
Strategic Planning Assessment**

April 2021

Strategic Assessment

Lot /DP: Lots 117 – 122 in DP10650 and Lot 2 in DP 1249007 and O/SP 99403

Site Address: 43-49 The Esplanade Ettalong Beach

Suburb: Ettalong Beach NSW 2257

File No: 083.2019.00000106.001          ECM - INDEX Application

Date: April 21

Version 1

Central Coast Council

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Opening Hours 8.30am - 5.00pm

## Property Details

### Real Description:

Lot 117 in DP 10650

Lot 118 in DP 10650

Lot 119 in DP 10650

Lot 120 in DP 10650

Lot 121 in DP 10650

Lot 122 in DP 10650

Lot 2 in DP 1249007 and O/SP 99403

### Site Area:

Lot 117 in DP 10650 – 512.1 m<sup>2</sup>

Lot 118 in DP 10650 - 512.1 m<sup>2</sup>

Lot 119 in DP 10650 - 512.1 m<sup>2</sup>

Lot 120 in DP 10650 - 512.1 m<sup>2</sup>

Lot 121 in DP 10650 – 670.3 m<sup>2</sup>

Lot 122 in DP 10650 – 448.9 m<sup>2</sup>

Lot 2 in DP 1249007 and O/SP 99403 – 2,234 m<sup>2</sup>

### Current Zoning:

B2 Local Centre

### Current Land Use:

Lot 117 in DP 10650 – Two storey Ettalong Motel

Lot 118 in DP 10650 - Two storey Ettalong Motel

Lot 119 in DP 10650 - Two storey Ettalong Motel

Lot 120 in DP 10650 – Vacant

Lot 121 in DP 10650 – Vacant

Lot 122 in DP 10650 – Two storey residential dwelling

Lot 2 in DP 1249007 and O/SP 99403 – Five and seven storey mixed use commercial / residential building

## Strategic Planning Context

### Relationship to strategic planning framework

#### Where a regional or sub-regional plan is in place:

1. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan (including any exhibited draft plans or strategies)?

#### Central Coast Regional Plan 2036

The *Central Coast Regional Plan 2036 (CCRP)* applies to the Central Coast local government area (LGA). The CCRP is to provide the basis of planning by the local government and sets out a number of actions. The table below demonstrates that the Planning Proposal is generally consistent with relevant actions identified in the CCRP:

Central Coast Regional Plan 2036		
Direction	Applicable	Assessment/Comment
1. Grow Gosford City Centre as the region's capital	N/A	The proposal is not located within the Gosford City Centre.
2. Focus economic development in the Southern and Northern Growth Corridors	N/A	The proposal is not within the Southern or Northern Growth Corridors.
3. Support priority economic sectors	Yes	The proposal is consistent with this direction as it seeks to promote growth and renewal in local centres (Action 3.1).
4. Strengthen inter-regional and intra-regional connections for business	Yes	The proposal is consistent with this Direction as it seeks to strengthen business and employment in the region.
5. Support new and expanded industrial activity	N/A	The proposal does not relate to industrial activity
6. Strengthen the economic self-determination of Aboriginal communities	N/A	The subject proposal is not located on land owned by the Aboriginal community.
7. Increase job containment in the region	Yes	The proposal will create local employment opportunities by providing additional retail/commercial floor space for new businesses.
8. Recognise the cultural landscape of the Central Coast	Yes	The proposal relates to an existing development area and does not detract from the cultural landscape of the Central Coast.
9. Protect and enhance productive agricultural land	N/A	The subject site is in an existing centre and does not affect productive agricultural land.

10.	Secure the productivity and capacity of resource lands	N/A	The subject proposal is not located on or near resource lands.
11.	Sustain and balance productive landscapes west of the M1	N/A	The subject site is not located west of the M1 Motorway.
12.	Protect and manage environmental values	Yes	The proposal is located within an existing developed site and will not affect existing environmental values.
13.	Sustain water quality and security	Yes	The proposal is located within an existing urban area with potential access to the existing drainage infrastructure. It is not expected to affect coastal water quality.
14.	Protect the coast and manage natural hazards and climate change	Yes	The Brisbane Water Foreshore Flood Study 2013 does not show the subject site as being affected by the current 1% AEP event. Also, the minimum floor level of 4m AHD is deemed to satisfy the flood planning level, including allowance for sea level rise.
15.	Create a well-planned, compact settlement pattern	Yes	The proposal will provide more housing and jobs within an established urban area to reinforce a compact settlement pattern .
16.	Grow investment opportunities in the region's centres	Yes	The subject proposal will provide additional retail and residential (mixed use) investment opportunities in the Ettalong Beach local centre.
17.	Align land use and infrastructure planning	Yes	Located within a local centre the subject proposal will utilise existing infrastructure and services.
18.	Create places that are inclusive, well-designed and offer attractive lifestyles	Yes	The subject proposal (including proposed public domain improvements delivered through a Voluntary Planning Agreement) will facilitate mixed use development in an under-utilised beach front location close to transport and services.
19.	Accelerate housing supply and improve housing choice	Yes	The subject proposal will increase housing supply and choice within the Ettalong Beach local centre.
20.	Grow housing choice in and around local centres	Yes	The subject proposal will provide more housing options (mix of apartments) with easy access to the local centre.
21.	Provide housing choice to meet community needs	Yes	By providing a mix of small to medium sized apartments, the subject proposal will cater to a range of community needs.
22.	Deliver housing in new release areas that are best suited to building new communities	N/A	The subject site is not within a new release area.

23. Manage rural lifestyles	N/A	The subject site is not located within a rural area.
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**Table 1:** Central Coast Regional Plan Assessment

2. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

**Central Coast Community Strategic Plan – One Central Coast**

The *Central Coast Community Strategic Plan* outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future. The following strategies outlined in the Community Strategic Plan are applicable to this Planning Proposal:

Central Coast Community Strategic Plan		
Objectives		Assessment
<b>THEME - BELONGING</b>		
<b>Focus Area - Creativity, Connection and Local Identity</b>		
B4	Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	Consistent.
<b>THEME - SMART</b>		
<b>Focus Area - A Growing and Competitive Region</b>		
C1	Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	Consistent
C3	Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	Consistent
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	Consistent
<b>THEME - RESPONSIBLE</b>		
<b>Focus Area - Balanced and Sustainable Development</b>		
I2	Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	Consistent
I4	Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	Consistent

**Table 2 – Community Strategic Plan Assessment**

### Central Coast Local Strategic Planning Statement

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

### Interim Local Strategic Planning Statement (LSPS) 2020

Central Coast Local Strategic Planning Statement	
Planning Strategies	Assessment/Comment
1 Revitalise our centres	Consistent. The proposal seeks to facilitate growth and renewal in a local centre.
2 Renew urban form	Consistent. The proposal will provide new housing and jobs (mixed use) within an established urban centre to reinforce a compact settlement pattern.
3 Define the urban edge	Consistent. The proposal will result in the redevelopment of serviced urban land.
4 Create a sustainable region	Consistent. Located within a local centre the proposal will utilise existing infrastructure and services and will not impact environmental values.

Central Coast Local Strategic Planning Statement	
Planning Priorities	Assessment
<b>Centres and Corridors</b>	
1 Align development to our infrastructure capacity	Consistent. The proposal is located within a local centre and will optimise the use of existing infrastructure and services.
2 Prioritise sustainable development in our Regional City Centre and existing centres	Consistent. The proposal will facilitate growth and renewal in a local centre by providing additional retail /commercial floor space for new businesses.
5 Future planning that enables the development of active and liveable centres	Consistent. The proposal will enable activation of a local centre by providing a new mixed-use development in a beachfront location and deliver public domain improvements to the area.
<b>Housing</b>	
Provide for the housing needs of our growing region	Consistent. The proposal will provide more housing options to meet the

Central Coast Local Strategic Planning Statement	
Planning Priorities	Assessment
	needs of the community within easy access to the local centre.
Economics	
14 Facilitate economic development to increase local employment opportunities for the community	Consistent. The proposal will provide employment opportunities both during construction and operational phases.

**Table 3** – Local Strategic Planning Statement Assessment

### 3. Is the planning proposal consistent with applicable state environmental planning policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) as detailed below.

State Environmental Planning Policy	Consistency
SREP 8 – Central Coast Plateau Areas	
Aims:	Not applicable
(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.	



State Environmental Planning Policy	Consistency
<b>SEPP No. 55 – Remediation of Land</b>	
<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</p> <p>(c) development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>Consistent.</p> <p>Previous and existing land uses include residential and commercial (motel) which are not potentially contaminating activities. The existing motel was built prior to 1978, therefore it is considered that hazardous building materials, including ACM, are present within the structure. Groundwater was encountered at a minimum depth of 2.5 m BGL. The Geotechnical Report's recommendations are supported, including:</p> <ul style="list-style-type: none"> <li>• Preparation of a pre demolition hazardous building material survey by an occupational hygienist,</li> <li>• all demolition work to be completed by a licensed asbestos demolition contractor and a clearance certificate provided post demolition by an occupational hygienist,</li> <li>• a Stage 2 contaminated site assessment to be prepared post demolition (so that soils under the structures can be accessed) and a Stage 3 Remediation Action Plan. A Stage 4 Validation plan would also be required.</li> </ul>
<b>SEPP No. 19 – Bushland in Urban Areas</b>	
<p>Aims to protect and preserve bushland within urban areas because of:</p> <p>(a) Its value to the community as part of the natural heritage,</p> <p>(b) Its aesthetic value, and</p> <p>(c) Its value as a recreational, educational and scientific resource</p>	<p>Not applicable.</p> <p>The subject site is located in an urban area and has been cleared and developed.</p>
<b>SEPP (Koala Habitat Protection) 2019</b>	
<p>This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p>	<p>Not applicable.</p> <p>The subject site has been cleared and developed.</p>
<b>SEPP (Coastal Management) 2018</b>	

State Environmental Planning Policy	Consistency
<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> <ul style="list-style-type: none"> <li>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</li> <li>(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and</li> <li>(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</li> </ul>	<p>Consistent.</p> <p>The subject property is not affected by overland flooding in the 1% AEP event (<i>Brisbane Water Foreshore Floodplain Risk Management Study and Plan 2015</i>).</p> <p>The minimum floor level in this proposal satisfies Floodplain Development requirements.</p>
<b>SEPP (Vegetation in Non-Rural Areas) 2017</b>	
<p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> <li>(a) to establish the process for assessing and identifying sites as urban renewal precincts,</li> <li>(b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</li> <li>(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.</li> </ul>	<p>Not applicable</p>
<b>SEPP 65 – Design Quality of Residential Apartment Development</b>	
<p>Aims:</p> <p>(1) This Policy aims to improve the design quality of residential apartment development in New South Wales.</p> <p>(2) This Policy recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.</p>	<p>Consistent.</p> <p>A Design Quality Statement submitted as part of the proposal addresses the principles of SEPP 65 as follows:</p> <ul style="list-style-type: none"> <li>- The architectural character and built form of the proposed development have been informed by the aspects and salient features of the site and surrounding contextual character and forms.</li> </ul>

State Environmental Planning Policy	Consistency
<p>(3) Improving the design quality of residential apartment development aims:</p> <p>(a) to ensure that it contributes to the sustainable development of New South Wales:</p> <p>(i) by providing sustainable housing in social and environmental terms, and</p> <p>(ii) by being a long-term asset to its neighbourhood, and</p> <p>(iii) by achieving the urban planning policies for its regional and local contexts, and</p> <p>(b) to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and</p> <p>(c) to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and</p> <p>(d) to maximise amenity, safety and security for the benefit of its occupants and the wider community, and</p> <p>(e) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions, and</p> <p>(f) to contribute to the provision of a variety of dwelling types to meet population growth, and</p> <p>(g) to support housing affordability, and</p> <p>(h) to facilitate the timely and efficient assessment of applications for development to which this Policy applies.</p> <p>(4) This Policy aims to provide:</p> <p>(a) consistency of policy and mechanisms across the State, and</p> <p>(b) a framework for local and regional planning to achieve identified outcomes for specific places.</p>	<ul style="list-style-type: none"> <li>- The major design influence and the resolution of the two pavilions atop a ground level podium is derived by the desire to maintain as far as practicable, breeze corridors and view sharing to the water from other B2 zoned land, limit overshadowing of the beach and public open space, allow for and provide a transition to the lower density residential land to the east.</li> <li>- The street presence of the development has been informed by the site surroundings. Pedestrian access to commercial spaces is possible from both The Esplanade &amp; the subsequent laneway created by the neighbouring "Atlantis" development. This will allow the building to relate back to The Esplanade and beach beyond whilst providing activation of the pedestrian laneway.</li> <li>- To the east, where there are adjoining residential zones across the street, ground level apartments with street level open space and landscaping will compliment and transition the development to the Public space.</li> <li>- Carparking access to a basement is proposed from the northern service laneway, along with access to other building utilities, limiting traffic impact on The Esplanade.</li> <li>- The apartments are positioned and designed to maximise the site aspect and attributes and will be designed to best respond to the existing site conditions. Priorities will be to capture views over Ettalong Beach, whilst equitably sharing views through the site. With the ocean views predominantly south facing, the challenges of maintaining solar access will be considered. Wind directions, landscaping and appropriate shading of windows and external areas will be incorporated to provide quality</li> </ul>

State Environmental Planning Policy	Consistency
	environments for both residents and commercial visitors to the site.

**Table 4** – State Environmental Planning Policy Assessment

4. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?  
 The proposal has been considered against the relevant Ministerial Directions as detailed below.

Ministerial Section 9.1 Directions	Comment (choose an item)
<b>Employment &amp; Resources</b>	
<b>1.1 Business &amp; Industrial Zones</b>	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Applicable</p> <p>The subject proposal seeks to vary the maximum building height and floor space ratio controls to provide additional retail /commercial/residential uses within a local centre (Ettalong Beach) identified in the Central Coast Regional Plan 2036.</p> <p>The subject proposal is consistent with the requirements of 1.1 Business &amp; Industrial Zones</p>
<b>1.2 Rural Zones</b>	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p>Not Applicable</p> <p>The subject site is not within an existing or proposed rural zone</p>
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p>Not Applicable</p>
<b>1.4 Oyster Aquaculture</b>	
<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</p>	<p>Not Applicable</p>

Ministerial Section 9.1 Directions	Comment (choose an item)
<p>results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	
<b>1.5 Rural Lands</b>	
<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>	Not Applicable
<b>Environment &amp; Heritage</b>	
<b>2.1 Environmental Protection Zones</b>	
<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 site is not within or proximate to an environmental protection zone or area.</p> <p>The subject proposal is consistent with the requirements of 2.1 Environmental Protection Zones.</p>
<b>2.2 Coastal Management</b>	
<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>Applicable</p> <p>The subject property is not affected by overland flooding in the 1% AEP event (<i>Brisbane Water Foreshore Floodplain Risk Management Study and Plan 2015</i>).</p> <p>The minimum floor level in this proposal satisfies Floodplain Development requirements.</p> <p>The subject proposal is consistent with this requirement.</p>
<b>2.3 Heritage Conservation</b>	
<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>The subject site is not located in close proximity of any known items of heritage significance.</p> <p>Based on the long term usage of the site for residential and commercial purposes, it is not likely</p>

Ministerial Section 9.1 Directions	Comment (choose an item)
	<p>that there are any items of indigenous heritage significance.</p> <p>The subject proposal is consistent with this requirement.</p>
<b>2.4 Recreational Vehicle Areas</b>	
<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>The proposal does not include recreational vehicle areas and is consistent with this requirement.</p>
<b>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b>	
<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> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>2.6 Remediation of Contaminated Lands</b>	
<p>Aims 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>Previous and existing land uses include residential and commercial (motel) which are not potentially contaminating activities. However, stockpiles of building rubble and fill (including ACM) were observed during the site inspection. The existing motel was built prior to 1978, therefore it is considered that hazardous building materials, including ACM, are present within the structure. Samples collected to test for ASS encountered fill material including possible ACM below the ground surface. Groundwater was encountered at a minimum depth of 2.5 m BGL.</p> <p>The following conditions are recommended at the development stage to address this requirement:</p> <ul style="list-style-type: none"> <li>• Preparation of a pre demolition hazardous building material survey by an occupational hygienist,</li> <li>• All demolition work to be completed by a licensed asbestos demolition contractor and a</li> </ul>

Ministerial Section 9.1 Directions	Comment (choose an item)
	<p>clearance certificate provided post demolition by an occupational hygienist,</p> <ul style="list-style-type: none"> <li>• A Stage 2 contaminated site assessment to be prepared post demolition (so that soils under the structures can be accessed) and a Stage 3 Remediation Action Plan. A Stage 4 Validation plan would also be required.</li> </ul>
<b>Housing, Infrastructure and Urban Development</b>	
<b>3.1 Residential Zones</b>	
<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 subject proposal seeks to provide a variety of apartment sizes to suit a range of living circumstances, including a mix of quality 1, 2 &amp; 3 bedroom apartments and facilities, with access to existing infrastructure and services (Ettalong Beach local centre and waterfront recreational area).</p> <p>The proposal is consistent with Direction 3.1 Residential Zones.</p>
<b>3.2 Caravan Parks and Manufactured Home Estates</b>	
<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>Not Applicable</p> <p>The proposal does not relate to a caravan park or manufactured home estate.</p>
<b>3.3 Home Occupations</b>	
<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 proposal does not impact on the permissibility of home occupations.</p>
<b>3.4 Integrating Land Use &amp; Transport</b>	
<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>Applicable</p> <p>The proposal is considered to adequately integrate land use and transport as it seeks to redevelop existing urban land in an established commercial precinct (Ettalong Beach Local Centre). The subject site is located in close proximity to a range of services and transport connections including a regular bus service and a ferry service to the north of the site.</p>



Ministerial Section 9.1 Directions	Comment (choose an item)
<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>The proposal is consistent with the requirements of 3.4 Integrating Land Use &amp; Transport.</p>
<p><b>3.5 Development Near Licensed Aerodromes</b></p>	
<p>Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 &amp; 25) 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 in the vicinity of a licensed aerodrome.</p>	<p>Not Applicable</p> <p>Subject site is not located in the vicinity of a licensed aerodrome.</p>
<p><b>3.6 Shooting Ranges</b></p>	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	<p>Not Applicable</p> <p>Subject site is not located in the vicinity of a shooting range.</p>
<p><b>3.7 Reduction in non- hosted short term rental accommodation period</b></p>	
<p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short term rental accommodation may be carried out in parts of its local government area.</p> <p>Applies to Byron Bay Shire Council</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>Hazard &amp; Risk</b></p>	
<p><b>4.1 Acid Sulfate Soils</b></p>	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p>Applicable</p> <p>The Acid Sulfate Soils (ASS) map indicates that the subject site is Class 3 and development consent is required for the following;</p>

Ministerial Section 9.1 Directions	Comment (choose an item)
<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>Works more than 1 metre below the natural ground surface.</p> <p>Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.</p> <p>ASS screening and analytical testing carried out as part of a Preliminary Site Investigation indicates that the soils on the subject site (to tested depths) are not considered to be ASS and do not require management for ASS.</p> <p>The proposal is consistent with requirements of 4.1 Acid Sulfate soils.</p>
<p><b>4.2 Mine Subsidence &amp; Unstable Land</b></p>	
<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>Not Applicable</p> <p>The subject site is not within a mine subsidence district.</p>
<p><b>4.3 Flood Prone Land</b></p>	
<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>Not Applicable</p> <p>The subject property is not affected by overland flooding in the 1% AEP event (<i>Brisbane Water Foreshore Floodplain Risk Management Study and Plan 2015</i>).</p>
<p><b>4.4 Planning for Bushfire Protection</b></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>Not Applicable</p> <p>The subject proposal is not located on or near bushfire prone land.</p>
<p><b>Regional Planning</b></p>	
<p><b>5.2 Sydney Drinking Water Catchments</b></p>	

Ministerial Section 9.1 Directions	Comment (choose an item)
<p>Aims to protect water quality in the hydrological catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b>	
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas.</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b>	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.8 Second Sydney Airport: Badgerys Creek</b>	
<p>Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.</p> <p>Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.</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>
<b>5.9 North West Rail Link Corridor Strategy</b>	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Ministerial Section 9.1 Directions	Comment (choose an item)
<b>5.10 Implementation of Regional Plans</b>	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within a regional plan.</p>	<p>Applicable</p> <p>The subject proposal will create local employment opportunities by providing additional retail/commercial floor space for new businesses. The proposal will also provide more housing options close to a local centre, existing infrastructure, services and transport.</p> <p>The proposal is consistent with the Central Coast Regional Plan 2036 (Refer detail assessment on pages 3-4) and this requirement.</p>
<b>5.11 Development of Aboriginal Land Council Land</b>	
<p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p>	<p>Not Applicable</p>
<b>Local Plan Making</b>	
<b>6.1 Approval and Referral Requirements</b>	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The proposal will not impact upon the efficient and appropriate assessment of development and is consistent with this requirement.</p>
<b>6.2 Reserving Land for Public Purposes</b>	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes; and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The Planning Proposal does not seek to create, alter or reduce existing zonings or reservations of land for public purposes.</p>
<b>6.3 Site Specific Provisions</b>	
<p>Aims to discourage unnecessarily restrictive site specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p>	<p>Applicable</p> <p>The relevant mapping will be updated only subsequent to this proposal and no additional development standards than currently exist would be applied.</p>
<b>Metropolitan Planning</b>	
<b>7.1 Implementation of A Plan for Growing Sydney</b>	

Ministerial Section 9.1 Directions	Comment (choose an item)
<p>Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing Sydney</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.2 Implementation of Greater Macarthur Land Release Investigations</b>	
<p>Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.3 Parramatta Road Corridor Urban Transformation Strategy</b>	
<p>Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit.</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>
<b>7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	
<p>Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit.</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>
<b>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
<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>
<b>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
<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>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>	
<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>Not Applicable</p>

Ministerial Section 9.1 Directions	Comment (choose an item)
	This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</b>	
The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan). This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.9 Implementation of Bayside West Precincts 2036 Plan</b>	
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). This direction applies to land within the Bayside local government area.	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.10 Implementation of Planning Principles for the Cooks Cove Precinct</b>	
The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.  This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).