

# 01

## **Assessment & Endorsement**

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**Item No:** 2.7  
**Title:** Preparation of Consolidated Central Coast Local Environmental Plan and Development Control Plan  
**Department:** Environment and Planning

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23 November 2016 Ordinary Council Meeting

D12518835

**Report Purpose:**

The purpose of this report is to recommend commencement of the preparation of a planning proposal to consolidate *Wyong Local Environmental Plan 2013*, *Gosford Local Environmental Plan 2014*, *Interim Development Order 122* and the *Gosford Planning Scheme Ordinance*. This will result in the creation of an interim consolidated Local Environmental Plan for the Central Coast local government area that will enable Council to administer its planning functions in a consistent way across the Central Coast Region until such time as a comprehensive Local Environmental Plan is developed.

This report recommends that Council support the preparation of a consolidated LEP for the Central Coast Council.

**Recommendation:**

- 1 That Council prepare a planning proposal for the Central Coast Council to consolidate *Wyong Local Environmental Plan 2013*, *Gosford Local Environmental Plan 2014*, *Gosford Interim Development Order 122* and the *Gosford Planning Scheme Ordinance* pursuant to Section 55 of the *Environmental Planning and Assessment Act 1979*.**
- 2 That Council prepare an interim amalgamated Development Control Plan to complement the *Central Coast Local Environmental Plan*.**
- 3 That Council forward the planning proposal to the Department of Planning and Environment requesting a gateway determination.**
- 4 That Council undertake community and public authority consultation, in accordance with the gateway determination requirements, including the concurrent exhibition of an amalgamated Development Control Plan.**
- 5 That Council commence investigative studies to support the future *Comprehensive Local Environmental Plan*.**
- 6 That Council consider a further report on results of the agency and community consultation.**

## 2.7 Preparation of Consolidated Central Coast Local Environmental Plan and Development Control Plan (contd)

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### **Background:**

On 12 May 2016, the *Local Government (Council Amalgamation) Proclamation 2016*, dissolved the former Wyong and Gosford Councils and the Central Coast Council was created. The Proclamation states that planning controls for land subject to merger proposals will stay the same until such time as new comprehensive local environmental plans are prepared. However, the Department of Planning and Environment's *Guidance for Merged Councils on Planning Functions (May 2016)* recommends that Council analyse the differences in local planning controls and to ensure consistent approach to zone and land use permissibility across the newly created Council's. This strategic analysis would be the basis for a Planning Proposal to create an interim Consolidated Local Environmental Plan until such time as a comprehensive Local Environmental Plan for the Central Coast is made with the newly elected Councillors post September 2017.

### **Current Planning Instruments**

The principal local planning instrument in place for the northern part of the Central Coast Council (former Wyong local Government area) is Wyong Local Environmental Plan 2013.

The southern part of the Central Coast Council area (former Gosford local Government area), the following planning instruments apply:

- Gosford Local Environmental Plan 2014
- Gosford Interim Development Order Number 122
- Gosford Planning Scheme Ordinance Scheme

### **Consolidated Central Coast Local Environmental Plan & Development Control Plan Project**

The Consolidated LEP/DCP project will not be initiating major policy or making major changes to strategic frameworks. The proposed outcomes of the project are:

- Consistent approach to zone objectives, principles and application across the local government area,
- Consistency in permissible land uses across similarly zoned lands within the former Gosford and Wyong Local Government Areas,
- Rezoning of deferred lands within the Gosford Local Environmental Plan 2014 to zones used by the standard template.
- Retention of current development standards mapped within the Gosford Local Environmental Plan 2014 and the Wyong Local Environmental Plan 2013.
- Development of an amalgamated Central Coast Development Control Plan to support the Consolidated Local Environmental Plan.

## **2.7 Preparation of Consolidated Central Coast Local Environmental Plan and Development Control Plan (contd)**

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More significant policy and strategic issues will be addressed through the Comprehensive Local Environmental Plan Project. This Project will not commence until after the Council elections in September 2017 and will be informed by the Community Strategic Planning Process and Central Coast Regional Plan 2036 (CCRP) and the development of urban planning strategies to support the future planning for housing, population and economic growth on the Central Coast over the next 20 years.

### **Consultation**

Preliminary meetings have been held with staff from the Department of Planning and Environment, who are supportive of the project commencing as well as preparatory work and a road map for the development of a future comprehensive LEP. A detailed stakeholder engagement plan for the project will be prepared. Extensive consultation with internal and external stakeholders will also be required.

### **Statutory Compliance and Strategic Justification:**

The NSW Department of Planning and Environment (DP&E) in May 2016 issued the document *Guidance for merged Councils on planning functions*. Council will ensure that the planning proposal is consistent with this document.

Before the planning proposal is finalised a detailed assessment will need to occur of all relevant State Environmental Planning Policies, Ministerial s.117 Directions and the relevant guidelines set out within the regional plans including the CCRP 2036.

### **Budget Impact:**

The development of a Consolidated Local Environmental Plan for the Central Coast Council is a priority project to facilitate the transition from the former Councils to the new merged Council. Budget and staff resources required to complete the project will be identified within the Project Initiation stage.

### **Conclusion:**

The consolidation of the relevant environmental planning instruments (*Wyong Local Environmental Plan 2013, Gosford Local Environmental Plan 2014, Gosford Interim Development Order 122, Gosford Planning Scheme ordinance*) will create a new principle Local Environmental Plan for the Central Coast Council. This will also need to be supported by a new DCP for the Central Coast. The harmonisation of local planning controls is a critical step in establishing efficient land use planning functions following the merger of both former Wyong Shire and Gosford City Council.

### **Attachments**

*Nil.*

494/16 *That Council meet with the Minister for Planning to discuss future regional planning for the Central Coast in light of the creation of the new Central Coast Council.*

495/16 *That Council prepare a project plan for the delivery of projects identified as immediate priorities in the Central Coast Regional Plan Implementation Plan (North and South Regional Corridor and Housing Policy).*

2.7 **Preparation of Consolidated Central Coast Local Environmental Plan and Development Control Plan**

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**RESOLVED on the motion of Mr REYNOLDS:**

496/16 *That Council prepare a planning proposal for the Central Coast Council to consolidate Wyong Local Environmental Plan 2013, Gosford Local Environmental Plan 2014, Gosford Interim Development Order 122 and the Gosford Planning Scheme Ordinance pursuant to Section 55 of the Environmental Planning and Assessment Act 1979.*

497/16 *That Council prepare an interim amalgamated Development Control Plan to complement the Central Coast Local Environmental Plan.*

498/16 *That Council forward the planning proposal to the Department of Planning and Environment requesting a gateway determination.*

499/16 *That Council undertake community and public authority consultation, in accordance with the gateway determination requirements, including the concurrent exhibition of an amalgamated Development Control Plan.*

500/16 *That Council commence investigative studies to support the future Comprehensive Local Environmental Plan.*

501/16 *That Council consider a further report on results of the agency and community consultation.*

2.8 **Proposed Subdivision at Forresters Beach**

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**RESOLVED on the motion of Mr REYNOLDS:**

502/16 *That Council approve DA/49274/2016 for a residential subdivision of 102 lots as a deferred commencement consent subject to the conditions provided in Attachment 1.*

503/16 *Council advise those who made written submissions of its decision.*



Mr Brian Bell  
Chief Executive Officer  
Central Coast Council  
PO Box 21  
GOSFORD NSW 2250

*Brian*  
Dear Mr Bell

**Planning proposal SI\_2017\_CCOAS\_001\_00 to create Central Coast Local Environmental Plan 2018**

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to consolidate all existing Central Coast environmental planning instruments into a single local environmental plan. I acknowledge the very substantial work that Council staff have invested in this significant project.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant Section 117 Directions. Council should ensure this occurs prior to the plan being made.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made a minimum of 8 weeks prior to the planned publication date.

I understand the elected Council is to be briefed on the planning proposal and supporting documentation prior to community consultation. The level of support of the elected Council, agencies and community will determine the success of the project and the explanatory information prepared by Council will play a key role in gaining support. The Department can provide advice on such information and assist Council as the project progresses. As an example, I note the pilot Digital Environmental Planning Instrument (DEPI) project that will avoid the need for numerous map sheets to be prepared and improve access to LEP information has commenced. A joint project

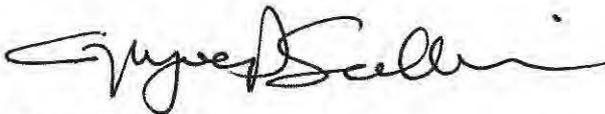
steering group has been established and the project represents a good example of constructive collaboration between the Department and Council to deliver positive outcomes for the Central Coast.

It is recommended that Council ensure community consultation material is adequate to allow stakeholders to identify the proposed changes being made to their land and to the land around them. Where subdivision opportunities will be restricted (e.g. Land currently zoned 7(c2) under Gosford IDO 122 where the bonus lot subdivision provisions will no longer apply and land where the minimum lot sizes will be increased), Council should contact landowners to advise of changes that will come into effect when the new plan is finalised.

The former Gosford City Council deferred publicly owned land in the Coastal Open Space System (COSS) from the Gosford Local Environmental Plan 2014 and sought to have a new zone added to the Standard Instrument. The planning proposal avoids the need for such a new zone by zoning the publicly owned COSS land to E2 Environmental Conservation. This approach is supported and no further action will be taken on adding a new zone.

Should you have any further enquiries about this matter, I have arranged for Mr Garry Hopkins to assist you. Mr Hopkins can be contacted on (02) 4345 4402.

Yours sincerely



Greg Sullivan  
**Director Operations, Central Coast**

26/10/2017

Encl: Gateway Determination

## Gateway Determination

**Planning Proposal (Department Ref: SI\_2017\_CCOAS\_001\_00):** to consolidate existing local environmental planning instruments and create a single local environmental plan for the Central Coast Council local government area.

I, the Director Operations, Central Coast, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to consolidate existing local environmental planning instruments and create a single local environmental plan for the Central Coast Council local government area.

1. Prior to undertaking community consultation, Council is to update the planning proposal to:
  - Add additional text to Statement of Objectives to clearly identify this is a consolidation of existing planning instruments and not a comprehensive review of planning controls;
  - With regard to increased potential for subdivision in the R2 Low density zone in the former Gosford:
    - include a map of lots where the change in minimum lot size creates increased potential for subdivision in the R2 zone in the former Gosford; and
    - provide a strategic assessment of infrastructure capacity in areas of increased potential for subdivision in the R2 zone in the former Gosford;
  - Include discussion of minimum site area DCP requirements eg. for dual occupancy development, to assist understanding of the effect of newly permitted uses;
  - Reconsider proposal to make business and industrial zones 'closed' zones and provided justification or change back to 'open' zones (refer *Preparing LEPs using the Standard Instrument: standard zones* PN 11-002);
  - Consider consequences of and justify decision to make any uses prohibited throughout the local government area (eg. heavy industry);
  - Provide justification for reducing potential areas where caravan parks are permissible;
  - Determine if updated obstacle and noise mapping is required to reflect the lengthened runway at Warnervale; and
  - Amend the value in Council infrastructure development clause to be consistent with other local government areas where this clause is used or provide justification for why the clause should be different for the Central Coast.
2. Council is to update the planning proposal to include sufficient additional information to adequately demonstrate consistency (following consultation or further investigation) with the following section 117 Directions:

- 1.1 Business and Industrial Zones
  - 1.3 Mining, Petroleum Production and Extractive Industries
  - 2.1 Environment Protection Zones
  - 3.1 Residential Zones
  - 3.2 Caravan Parks and Manufactured Home Estates
  - 3.5 Development Near Licensed Aerodromes
  - 4.2 Mine Subsidence and Unstable Land
  - 4.4 Planning for Bushfire Protection
  - 6.2 Reserving Land for Public Purpose
3. Council is to update the planning proposal prior to community consultation, to include sufficient information to address the following State Environmental Planning Policies (SEPP):
- SEPP 19 – Bushland in Urban Areas - particularly as it relates to increased potential for subdivision in the R2 zone in the former Gosford
  - SEPP 55 – Remediation of Land - confirm that changes to land use tables are consistent with the terms of the SEPP
  - SREP 9 – Extractive Industry
  - SEPP (Vegetation in Non-Rural Areas) – update references
4. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
- (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
5. Consultation is required with the following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
- Department of Planning and Environment – Resources and Energy
  - Department of Primary Industries – Agriculture
  - NSW Rural Fire Service
  - NSW Office of Environment and Heritage
  - NSW Roads and Maritime Services
  - Transport for NSW
  - Subsidence Advisory NSW
  - Darkinjung Local Aboriginal Land Council
  - Guringai Tribal Link Aboriginal Corporation
  - Commonwealth agency and airport lessee referred to in s.117 direction 3.5



## Planning & Environment

Each public authority/organisation is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. The timeframe for completing the LEP is to be **12 months** from the date of the Gateway determination.

Dated *26<sup>th</sup>* day of *October* 2017

A handwritten signature in black ink, appearing to read 'Greg Sullivan'.

**Greg Sullivan**  
Director Operations, Central Coast  
Department of Planning and  
Environment

**Delegate of the Minister for Planning**



Mr Gary Murphy  
Chief Executive Officer  
Central Coast Council  
PO Box 21  
GOSFORD NSW 2250

Dear Mr <sup>Gary</sup> ~~Murphy~~

**Planning proposal SI\_2017\_CCOAS\_001\_00 – Alteration of Gateway determination**

I refer to your correspondence seeking an extension of time to complete planning proposal SI\_2017\_CCOAS\_001\_00 which seeks to consolidate existing local environmental planning instruments and create a single local environmental plan for the Central Coast Council local government area.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 26 October 2017 for SI\_2017\_CCOAS\_001\_00. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Hornal to assist you. Mr Hornal can be contacted on 4345 4409.

Yours sincerely

 29/11/2018

**Greg Sullivan**  
**Director Operations**  
**Planning Services**

Encl: Alteration of Gateway determination



## Alteration of Gateway Determination

*Planning proposal (Department Ref: SI\_2017\_CCOAS\_001\_00)*

I, the Director Operations, Central Coast at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 26 October 2017 to create a single local environmental plan for the Central Coast Council local government area as follows:

1. Delete: "condition 7"

and replace with:

a new condition 7 "The time frame for completing the LEP is by 26 October 2019."

Dated 29<sup>th</sup> day of November 2018.

A handwritten signature in black ink, appearing to read "Greg Sullivan".

**Greg Sullivan**  
Director Operations, Central Coast  
Department of Planning and Environment

**Delegate of the Minister for Planning**

## Central Coast Regional Plan Direction Assessment

| Direction  | Applicable | Consistent | Comment   |
|--|------------|------------|---|
| 1. <i>Grow Gosford City Centre as the region's capital</i>                         | Yes        | Yes        | The land comprising Gosford City Centre as defined by the SEPP (Gosford City Centre) 2018 is not subject to the draft CCLEP.  |
| 2. <i>Focus economic development in the Southern and Northern Growth Corridors</i> | Yes        | Yes        | <p>The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>Wyong Local Environmental Plan 2013 (WLEP 2013)</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development in these localities.</p> <p>Further structure and master planning in these localities will further enhance development opportunities in these localities.</p> |
| 3. <i>Support priority economic sectors</i>  | Yes        | Yes        | <p>The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>WLEP 2013</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development in the economic sector.</p> <p>Further investigative projects in this space through the Comprehensive <i>CCLEP</i> project will further enhance this opportunity.</p>                               |
| 4. <i>Strengthen inter-regional and intra-regional connections for business</i>    | No         | N/A        | N/A   |
| 5. <i>Support new and expanded industrial activity</i>                             | Yes        | Yes        | <p>The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>WLEP 2013</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new and</p>   |

| Direction  | Applicable | Consistent | Comment   |
|--|------------|------------|---|
|  |            |            | <p>existing industrial development.</p> <p>Further investigative and monitoring projects in this space through the Comprehensive LEP project will further enhance this opportunity.</p>   |
| 6. <i>Strengthen the economic self-determination of Aboriginal communities</i> | No         | N/A        | <p>The <i>CCEP</i> does not seek to address this action.</p> <p>Further strategic assessment in this regard is being undertaken through site specific rezoning proposals and through a future review of the <i>North Wyong Shire Structure Plan (NWSSP)</i>.</p>  |
| 7. <i>Increase job containment in the region</i>                               | Yes        | Yes        | <p>The <i>CCEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>WLEP 2013</i>) across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development which will assist in job creation.</p> <p>Further structure and master planning, supported by site specific rezoning proposals and the Comprehensive <i>CCEP</i> will further support this Direction.</p> |
| 8. <i>Recognise the cultural landscape of the Central Coast</i>                | Yes        | Yes        | <p>The <i>CCEP</i> will retain the existing Heritage provisions of both <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p> <p>The review of the <i>GLEP 2014</i> "Deferred Matters" land has considered land containing significant Aboriginal Heritage values in determining and applying appropriate zonings to this land.</p>  |
| 9. <i>Protect and enhance productive agricultural land</i>                     | Yes        | Yes        | <p>The <i>CCEP</i> will not alter the land zoned for agricultural purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the agricultural zones which are considered to be ancillary to, compatible with, and support agricultural industry and investment in these localities.</p> <p>Further investigative projects, including Rural Land use surveys and a Strategy which</p>                    |

| Direction   | Applicable | Consistent | Comment  |
|---|------------|------------|--|
|   |            |            | encompasses the entire Central Coast west of the M1 will be undertaken and through the Comprehensive <i>CCEP</i> , this will further address this Direction.   |
| 10. <i>Secure the productivity and capacity of resource lands</i>   | Yes        | Yes        | The <i>CCEP</i> does not seek to restrict or prohibit utilisation of resource lands within the Central Coast.  |
| 11. <i>Sustain and balance productive landscapes west of the M1</i> | Yes        | Yes        | <p>The <i>CCEP</i> LEP will not alter the land zoned for agricultural purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the agricultural zones which are considered to be ancillary to, compatible with, and support agricultural industry and investment in these localities.</p> <p>Further investigative projects, including Rural Land use surveys and a Strategy which encompasses the entire Central Coast west of the M1 will be undertaken and through the Comprehensive <i>CCEP</i>, this will further address this Direction.</p>                 |
| 12. <i>Protect and manage environmental values</i>                  | Yes        | Yes        | <p>The <i>CCEP</i> will generally not alter the land zoned for environmental conservation, management or protection purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the agricultural zones which are considered to be ancillary to, compatible with, and support environmental conservation.</p> <p>The review of the <i>GLEP 2014</i> "Deferred Matters" land has considered land which has environmental values. The methodology considers a range of environmental considerations in determining and applying land zoning within these localities.</p> |
| 13. <i>Sustain water quality and security</i>                       | Yes        | Yes        | The <i>CCEP</i> will generally not alter the land zonings within the Drinking Water Catchment (DWC) as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i> . Additional land uses are proposed for   |

| Direction   | Applicable | Consistent | Comment  |
|---|------------|------------|--|
|   |            |            | <p>inclusion within the land use tables which are considered to be ancillary to, compatible with, and the relevant zone objectives. In addition to requiring consent for new land uses (e.g. horticulture, viticulture) which traditionally would be located within the DWC.</p> <p>The provisions of <i>WLEP 2013 Clause 7.4 Drinking water catchments</i> are proposed to be retained within the Consolidated LEP.</p> <p>The Comprehensive <i>CCLP</i> is expected to expand the mapping of the DWC, and application of this clause to land within the former Gosford Local Government Area (LGA). This is expected to be supported by additional development provisions to ensure that development in these localities achieves a Neutral or Beneficial Effect (NorBE) on the regions drinking water supply.</p> |
| <p>14. <i>Protect the coast and manage natural hazards and climate change</i></p> | <p>Yes</p> | <p>Yes</p> | <p>The <i>CCLP</i> will generally not alter the land zonings in coastal areas as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables which are considered to be ancillary to, compatible with, and the relevant zone objectives.</p> <p>The review of the <i>GLEP 2014</i> "Deferred Matters" land has considered land which has potential for impacts associated with climate change including flooding intensity increases and bushfire planning matters.</p>  |
| <p>15. <i>Create a well-planned, compact settlement pattern</i></p>               | <p>Yes</p> | <p>Yes</p> | <p>The <i>CCLP</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>. These strategies were considered to support well-planned and compact settlement patterns.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCLP</i> will</p>   |

| Direction  | Applicable | Consistent | Comment  |
|--|------------|------------|--|
|  |            |            | further support this Direction.  |
| 16. <i>Grow investment opportunities in the region's centres</i>                           | Yes        | Yes        | <p>The <i>CCEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>Wyong LEP 2013 (WLEP 2013)</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development in these localities.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive LEP will further support this Direction.</p> |
| 17. <i>Align land use and infrastructure planning</i>                                      | No         | N/A        | <p>The <i>CCEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>Wyong LEP 2013 (WLEP 2013)</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast. Further investigative and monitoring projects in this space through the Comprehensive <i>CCEP</i> project and site specific rezoning proposals will further support this Direction.</p>  |
| 18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i> | Yes        | Yes        | <p>The <i>CCEP</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>. These strategies were considered to support places that are inclusive, well-design and offer attractive lifestyles.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCEP</i> will further support this Direction.</p>                           |
| 19. <i>Accelerate housing supply and improve housing choice</i>                            | Yes        | Yes        | <p>The <i>CCEP</i> will not alter the land zoned for residential purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the residential zones which are considered to be ancillary to, compatible with,</p>  |

| Direction   | Applicable | Consistent | Comment   |
|---|------------|------------|---|
|   |            |            | <p>and support residential development and promote housing choice</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCL</i> will further support this Direction</p>   |
| <p>20. <i>Grow housing choice in and around local centres</i></p> | <p>Yes</p> | <p>Yes</p> | <p>The <i>CCL</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>. These strategies were considered to encourage housing choice in and around local centres.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCL</i> will further support this Direction.</p>  |
| <p>21. <i>Provide housing choice to meet community needs</i></p>  | <p>Yes</p> | <p>Yes</p> | <p>The <i>CCL</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>. These strategies were considered to encourage housing choice in and around local centres.</p> <p>The Consolidated LEP will not alter the land zoned for residential purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the residential zones which are considered to be ancillary to, compatible with, and support residential development and promote housing choice.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCL</i> will further support this Direction.</p> |
| <p>22. <i>Deliver housing in new release areas that are</i></p>   | <p>Yes</p> | <p>Yes</p> | <p>The <i>CCL</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p>   |

| Direction                                      | Applicable | Consistent | Comment  |
|--|------------|------------|--|
| <i>best suited to building new communities</i> |            |            | <p>These strategies were considered to encourage housing choice in and around local centres.</p> <p>The Consolidated LEP will not alter the land zoned for residential purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the residential zones which are considered to be ancillary to, compatible with, and support residential development and promote housing choice.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCLEP</i> will further support this Direction.</p> |
| 23. <i>Manage rural lifestyles</i>             | Yes        | Yes        | <p>The <i>CCLEP</i> will not alter the land zoned for agricultural purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the agricultural zones which are considered to be ancillary to, compatible with, and support agricultural industry and investment in these localities.</p> <p>Further investigative projects, including Rural Land use surveys and a Strategy which encompasses the entire Central Coast west of the M1 will be undertaken and through the Comprehensive <i>CCLEP</i>, this will further address this Direction.</p>   |

## State Environmental Planning Policies Assessment

### SEPP 19 Bushland in Urban Areas

#### *Aims:*

- (a) to protect the remnants of plant communities which were once characteristic of land now within an urban area,*
- (b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,*
- (c) to protect rare and endangered flora and fauna species,*
- (d) to protect habitats for native flora and fauna,*
- (e) to protect wildlife corridors and vegetation links with other nearby bushland,*
- (f) to protect bushland as a natural stabiliser of the soil surface,*
- (g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,*
- (h) to protect significant geological features,*
- (i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,*
- (j) to protect archaeological relics,*
- (k) to protect the recreational potential of bushland,*
- (l) to protect the educational potential of bushland,*
- (m) to maintain bushland in locations which are readily accessible to the community, and*
- (n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.*

The proposal generally does not seek to rezone land for more intense urban purposes and seeks to retain the land zonings applicable under *GLEP 2014* and *WLEP 2013*.

The *Environmental and Urban Edge Zone Review* has had regard for the provisions of SEPP 19 as an environmental criterion in land suitable for Environmental (E) zones. This is in accordance with the Northern Councils E Zone Review Final Recommendations Report.

The Review recommends environmental zones that protect existing wildlife corridors and vegetation links. The zoning proposed would not result in the removal of existing vegetation.

The Planning Proposal also seeks to reduce the minimum lots size of land zoned R2 Low Density Residential to 450m<sup>2</sup> in the former Gosford Local Government Area (LGA).

This amendment only applies to land that has a current minimum lot size of 550m<sup>2</sup>.

## SEPP 19 Bushland in Urban Areas (cont)

Any R2 zoned land that has a minimum lot size of 1850m<sup>2</sup> will retain that lot size. This will ensure that land with known constraints (e.g. vegetation cover, erosion or landslip hazard etc.) does not have further subdivision potential.

A strategic assessment, based on the desktop mapping and preliminary infrastructure investigations, has been undertaken to:

1. Establish the potential number of additional lots that could be created through the implementation of a 450m<sup>2</sup> minimum lot size, and
2. Understand the effects any additional lots (and the associated population) will have on the available supply of infrastructure, in terms of open space provision, water and sewerage infrastructure as well as roads and drainage infrastructure

This assessment has identified that as a result of the reduced minimum lot size; approximately 1140 parcels of land will have the potential for subdivision to create one additional allotment of land which the current lot size provisions (i.e. 550m<sup>2</sup>) do not enable.

The strategic infrastructure assessment has been based on the immediate take up of the subdivision opportunity by those parcels determined to have subdivision potential. This has been a conservative measure to determine the full extent of impacts if this were to occur.

However, there are a number of factors involved which would see that subdivision potential would not be immediately taken up by those parcels which may have subdivision potential. Other site specific constraints including vegetation cover and quality may prove to be prohibitive to further subdivision. Additionally, existing dwelling location and siting, and/or desires of current owners to subdivide are factors which would impact on the number of lots (and subsequent additional population) that could be generated by a reduction in the minimum lot size provision. These considerations also impact on the likely timing for further subdivision, therefore impacts would not all be immediately felt.

Therefore, whilst some infrastructure impacts have been identified through this assessment, these impacts could be considered lessened by virtue of the above considerations.

Merits based assessment of the development will require consideration of Clause 7.9 Essential Services and Part 6 Urban Release Areas, both of which are proposed to be incorporated within the CCLEP. Additionally, merits based assessment relating to infrastructure will also be required to have consideration of relevant controls as contained within the applicable Development Control Plan (DCP). The impacts of the adoption of a smaller minimum lot size within the R2 zone is therefore considered to be minor in nature.

## SEPP 55 Remediation of Land

### *Aims:*

- (a) *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:*
- (a) *by specifying when consent is required, and when it is not required, for a remediation work, and*
- (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*
- (c) *by requiring that a remediation work meet certain standards and notification requirements.*

The proposal generally does not seek to rezone land for more intense urban purposes and seeks to retain the land zonings applicable under *GLEP 2014* and *WLEP 2013*, excluding that land which is subject to the *IDO 122* or *GPSO*.

The *Environmental and Urban Edge Zone Review* (refer to Supporting Documentation – *Studies*) has had regard for the provisions of *SEPP 55* and as an environmental criterion in land suitable for E zones application.

The provisions of *SEPP 55* do not extend to the inclusion of additional land uses within existing zones. The planning proposal is consistent with the provisions of *SEPP 55*.

## SEPP 62 Sustainable Aquaculture

### *Aims:*

- (a) *to encourage sustainable aquaculture, including sustainable oyster aquaculture, in the State, namely, aquaculture development which uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced, and*
- (b) *to make aquaculture development permissible in certain zones under the Standard Instrument, as identified in the NSW Land Based Sustainable Aquaculture Strategy, and*
- (c) *to set out the minimum site location and operational requirements for permissible aquaculture development (the minimum performance criteria), and*
- (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*
- (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.*

### SEPP 62 Sustainable Aquaculture (cont)

The proposal seeks to retain existing zones in the localities which are identified as Priority Oyster Aquaculture Areas as by NSW Oyster Industry Sustainable Aquaculture Strategy (OISAS), being areas within Brisbane Waters and the Hawkesbury River.

The *Environmental and Urban Edge Zone Review* has considered land which has been deferred from *GLEP 2014* which includes land within the above localities.

The *Review* recommends high environmental conservation zones for parcels adjacent to the Priority Aquaculture Areas of the Hawkesbury River and Brisbane Waters. This is to ensure the protection of the river system, in addition to restricting impacts caused from development.

This measure protects the existing and future potential oyster aquaculture industry in this locality.

### SEPP 65 Design Quality of Residential Apartment Development

*Aims to improve the design quality of residential apartment development in NSW. The provisions of the SEPP do not apply to boarding houses or serviced apartments unless an LEP requires it to do so.*

The CCLEP will seek to permit boarding houses with consent in the R1, R2, R3, B1, B2 and B3 zones. It will also seek to permit serviced apartments with consent in the RU5, R1, R3, B3, B4, B7 and SP3 zones.

Neither *GLEP 2014* nor *WLEP 2013* specifies that the provisions of SEPP 65 are to apply to boarding houses and/or serviced apartments.

As such, assessment of the design quality of proposals for these purposes is a merits assessment.

Council has seen increased community interest in proposals for these purposes. In order to provide greater clarity and transparency to the design of such developments, the CCLEP should include a clause that specifies that the provisions of SEPP 65 apply in these instances.

## SEPP (Infrastructure)2007

*Aims to facilitate the effective delivery of infrastructure by:*

- (a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and*
- (b) providing greater flexibility in the location of infrastructure and service facilities, and*
- (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and*
- (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and*
- (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and*
- (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing*

The CCLEP will specify the permissibility of land uses within certain zones.

The operation of the Infrastructure SEPP (ISEPP) will mean that some land uses may be enabled with or without development consent in prescribed zones subject to compliance with the provisions of the SEPP.

It is not the intent of the CCLEP to contradict the provisions of the ISEPP.

## SEPP (Coastal Management) 2018

*Aims promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:*

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and*
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- (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.*

*The draft SEPP consolidates the provisions of former SEPP 14, SEPP 26 – Littoral Rainforests and SEPP 71. It will amend the Standard Instrument (SI) LEP.*

### SEPP (Coastal Management) 2018 (cont)

The drafting of the CCLEP utilises the SI. The draft CCLEP excludes clause 5.5 Development within the Coastal Zone of the SI LEP template as removed by the implementation of this SEPP.

The *Environmental and Urban Edge Zone Review* has had regard for the Coastal Management SEPP, including coastal wetlands and littoral rainforests environmental criterion in land suitable for Environmental (E) zones. The application of zones to DM land has considered the constraints and proposed a zone which is compatible with the characteristics of the land.

Further amendments to Council's Development Control Plan (DCP) have been undertaken to reflect the provisions of this SEPP and provide guidance for development within the coastal zone in line with the provisions of the coastal reforms.

### SEPP (Vegetation in Non-Rural Areas) 2018

*Aims to:*

- (a) *to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) *to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

*The SEPP applies to land within the Central Coast LGA that is zoned RU5, R1, R2, R3, R5, B1, B2, B3, B4, B5, B6, B7, IN1, IN2, IN4, SP1 SP2, SP3, RE1, RE2, E2, E3 and E4.*

The draft CCLEP utilises the SI. Future amendments to the SI LEP template arising from the implementation of this SEPP will be reflected in the final adopted instrument

Further amendments to Council's Development Control Plan (DCP) may also be required to provide guidance for vegetation management that are not addressed by this SEPP.

## SEPP (Educational Establishments and Childcare Facilities) 2017

*Aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State by:*

- (a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and*
- (b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and*
- (c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and*
- (d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and*
- (e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and*
- (f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and*
- (g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and*
- (h) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.*

The drafting of the CCLEP utilises the SI, including amendments arising from the implementation of this SEPP.

The permissibility of related land uses (e.g. education establishments, centre and home-based childcare facilities) within the zones of the CCLEP has had regard for the exempt and complying development provisions introduced by this SEPP and amendments to SEPP Exempt and Complying Development.

## SEPP (Gosford City Centre) 2018

*Aims to:*

- (a) to promote the economic and social revitalisation of Gosford City Centre,*
- (b) to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,*
- (c) to protect and enhance the vitality, identity and diversity of Gosford City Centre,*
- (d) to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,*
- (e) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,*
- (f) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,*
- (g) to help create a mixed use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,*
- (h) to preserve and enhance solar access to key public open spaces,*
- (i) to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,*
- (j) to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.*

The land comprising Gosford City Centre as defined by the SEPP (Gosford City Centre) 2018 is not subject to the draft CCLEP.

## Sydney Regional Environmental Plan

### SREP 8 – Central Coast Plateau Areas

*Aims:*

- (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.*

Generally, the proposal does not seek to rezone land which is currently subject to *GLEP 2014* or *WLEP 2013*. The majority of the areas identified by *State Regional Environmental Plan (SREP) 8* were considered and zoned under *GLEP 2014* and *WLEP 2013*, having regard for the provisions of SREP.

Some land on the Somersby Plateau which is subject to the SREP was deferred from *GLEP 2014* and has been considered under the *Environmental and Urban Edge Zone Review*. This area has been included within the *Mountains Precinct*. The land in this precinct is heavily vegetated and has slopes in excess of 20%. As such, the land is unsuitable for agricultural purposes and is proposed to be rezoned to E2 Environmental Conservation.

## SREP 9 – Extractive Industries

### *Aims:*

- (a) *to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance, and*
- (b) *to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 1 or 2, and*
- (c) *to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential, and*
- (d) *to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and*
- (e) *to prohibit development for the purpose of extractive industry on the land described in Schedule 3 in the Macdonald, Colo, Hawkesbury and Nepean Rivers, being land which is environmentally sensitive.*

This SREP applies predominantly to land on the Central Coast Plateau (e.g. in the Somersby, Kulnura, Peats Ridge, Mount White and Calga localities).

A review of the existing and proposed zones applying to land subject to the SREP has been undertaken. The majority of localities are zoned RU1 Primary Production and RU2 Rural Landscape. Some sites are also zoned E2 Environmental Conservation. The proposal does not seek to prohibit extractive industries within the RU1 or RU2 zones.

Many of the locations subject to the SREP and zoned E2 have active operations already being undertaken, governed by existing operational consents and licences.

Extractive industries are already prohibited within the E2 zone under GLEP 2014 and WLEP 2013. The Planning Proposal does not propose to alter this.

The proposal is consistent with the provisions of this SREP.

## SREP 20 – Hawkesbury-Nepean River

*Aims 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.*

Generally, the proposal does not seek to rezone land which is currently subject to *GLEP 2014* or *WLEP 2013*. The majority of the areas identified by SREP 20 were considered and zoned under *GLEP 2014* and *WLEP 2013*, having regard for the provisions of SREP 20.

Areas within Somersby, Kariong, Patonga and Mooney Mooney localities which were deferred from *GLEP 2014* and considered as part of the *Peninsula* and *Mountains Precincts*

The proposal recommends high environmental conservation zones for parcels adjacent to the Hawkesbury River. This is to ensure the protection of the river system, in addition to restricting impacts caused from development.



## Section 9.1 Ministerial Directions

### Employment & Resources

#### 1.1 Business & Industrial Zones

Applicable.

*Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.*

*Applies when a planning proposal affects land within an existing or proposed business or industrial zone.*

The *Central Coast Local Environmental Plan (CCLEP)* encompasses land which is zoned for business and industrial purposes.

The proposal does not seek to amend the location or provision of land zoned for these purposes.

The land use zone objectives, land use permissibilities and land use provisions are proposed to be amended to align existing planning instruments. This includes the establishment of all industrial and business zones as "open" zones. Open zones ensure that there is greater flexibility and minimises the need to undertake site specific or ad-hoc rezonings of land.

Generally, provisions in relation to floor space area for employment, public service and industrial uses are not proposed to be amended by the proposal.

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are required in order to consolidate existing planning controls and are considered to reflect the role and function of existing business and industrial areas and provides for a concise planning instrument for the Central Coast.

The proposal is consistent with this Direction.

#### 1.2 Rural Zones

Applicable

*Aims to protect the agricultural production value of rural land.*

*Applies when a planning proposal affects land within an existing or proposed rural zone.*

The CCLEP encompasses land which is zoned for rural purposes.

The proposal does not seek to rezone land which has an existing rural zoning.

## 1.2 Rural Zones (cont)

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).

Such changes include the requirement for consent for horticulture and viticulture on the basis of the potential impacts of the land uses, particularly if located within sensitive environments (e.g. the Drinking Water Catchment). Additional permitted land uses are proposed which are considered to be supportive or ancillary to the role and function of rural areas.

The proposal is consistent with this Direction.

## 1.3 Mining, Petroleum Production and Extractive Industries

Applicable

*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.*

*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.*

Gravel and shale clay extractive industries are located predominantly within the localities of Crangan Bay and Bushells Ridge respectively.

Sand and sandstone and hard rock extractive industries are located on the Central Coast Plateau in the vicinity of the localities of Somersby, Kulnura, Calga, Mount White and Peats Ridge.

The gravel extraction operations in Crangan Bay are zoned E3 Environmental Management, while the clay shale resource extraction operations in Bushells Ridge located within the IN1 General Industrial zone. Further clay shale resources are also identified south of current operations within the RU6 Transition zone. Extractive industries are prohibited within these zones by both *GLEP2014* and *WLEP2013*.

In the south, the extractive industries are located predominantly in the RU1 Primary Production, RU2 Rural Landscape and E2 Environmental Conservation zones. The E2 zoning of such activities in the south is a reflection of the conversion of the former 7(a) Conservation zoned under IDO 122 to the closest comparable zone under the SILEP.

The *CCEP* will not alter the permissibility of extractive industries in the RU1 and RU2 zones.

### 1.3 Mining, Petroleum Production and Extractive Industries (cont)

The *CCLEP* will retain the existing prohibition of extractive industries under both *GLEP2014* and *WLEP2013* within the IN1, E2 and E3 zones.

Extractive industry operations within the E2 zone are operating under existing conditions of consents and licences.

Open cut mining is permissible with consent in both the RU1 and RU2 zone under both *GLEP2014* and *WLEP2013*. Both existing instruments prohibit open cut mining in all other zones. The *CCLEP* does not seek to alter the permissibility or prohibition of this land use applicable under existing instruments.

As the proposal does not alter current arrangements, the proposal is consistent with this Direction.

### 1.4 Oyster Aquaculture

Applicable

*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.*

*Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.*

The *CCLEP* encompasses land and water which is within the Priority Oyster Aquaculture Areas of Brisbane Water and Hawkesbury River.

The proposal does not seek to rezone land which contains these areas.

The land use zone objectives, land use permissibilities and land use provisions applying to these areas are proposed to be amended to align existing planning instruments.

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are considered to be consistent with the commercial, recreational, environmental and aesthetic role and function of waterways.

The proposal is consistent with this Direction.



## 1.5 Rural Lands

Not Applicable

*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.*

*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.*

This Direction does not apply to the Central Coast Local Government Area (LGA) or former Wyong or Gosford LGAs.



## Environment & Heritage

### 2.1 Environmental Protection Zones

Applicable

*Aims to protect and conserve environmentally sensitive areas.*

*Applies when the relevant planning authority prepares a planning proposal.*

The CCLEP encompasses land which is zoned for environmental protection purposes.

The land use zone objectives, land use permissibilities and land use provisions applying to these areas are proposed to be amended to align existing planning instruments. The CCLEP seeks to preserve the methodology adopted for the conversion of zones for the WLEP 2013 and GLEP 2014 planning instruments (exclusive of the GLEP 2014 "Deferred Matters" (DM) lands).

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are considered to reflect the role and function of existing environmental protection zones.

The consolidation process has resulted in some permitted land uses occurring in zones that the Office of Environmental and Heritage (OEH) have advised that may not protect environmental values and some existing land uses are incompatible with the zone objectives.

As this is a consolidation of existing instruments and provisions, the inconsistency is of "minor significance". Further consideration will be given to this matter during the preparation of a "Comprehensive LEP"

The Secretary of the DP&E will be requested to support that this inconsistency is of minor significance.

An extensive review has been undertaken of those lands identified as DM lands under GLEP 2014 which are subject to Interim Development Order No. 122 – Gosford (IDO) and Gosford Planning Scheme Ordinance (GSPO).

The proposed zonings which will be applied to these lands have been determined in accordance with the methodology developed through the *Environmental and Urban Edge Zone Review* (as attached to the Planning Proposal).

The methodology was based on consultation undertaken with stakeholders including private land owners, developers and state agencies.

The implementation of a *CCLEP* for the Central Coast does not have the capacity to incorporate a revised Coastal Open Space System (COSS) Strategy. Land which has been part of this program through the operation of the *IDO* is proposed to apply a Standard Instrument (SI) zone commensurate with its conservation status.

## 2.1 Environmental Protection Zones (cont)

The changes proposed as identified through the *Environmental and Urban Edge Zone Review* are considered to be interim measures until such time as detailed investigation and analysis is undertaken to support the development of a Comprehensive LEP. This will include further consideration of a revised COSS program for the entire Central Coast LGA.

The proposal seeks to apply the general 20 hectare (ha) and 2ha respective minimum lot size to the E3 Environmental Management and E4 Environmental Living zones.

### *E3 Environmental Management*

The minimum lot size applicable in the E3 zone under GLEP 2014 is 2 ha and 20 ha under WLEP 2013. A reduction of the minimum WLEP 2013 lot size for this zone is not supported as a different methodology has been applied between the two former Councils to determine the environmental land zones. It is not equitable to those within the former Wyong LGA to have a larger minimum lot size than their counterparts in the former Gosford LGA. The most appropriate minimum lot size for all environmental zones is to be the subject of further investigations to be undertaken during the preparation of a Comprehensive LEP. In the interim, the 20ha minimum is proposed to apply.

An analysis of the existing land zoned E3 and those proposed to be zoned E3 under the Environmental and Urban Edge Review has been undertaken to determine the potential impact associated with the adoption of a higher minimum lot size. This analysis has identified the existence of approximately five lots which would have reduced subdivision potential through the implementation of a 20ha minimum lot size. Of these, three lots have significant environmental constraints (topography, flooding, ecological) which would prevent further subdivision opportunity and two lots would have further subdivision potential. Advice from at least one of these landholders indicates there they have no intention to further subdivide the land.

Of the sites already zoned E3 Environmental Management under GLEP 2014, approximately 6 lots have further subdivision potential. These sites have had the opportunity for subdivision to smaller lots through the operation of IDO 122 and GLEP 2014. This opportunity has not been taken up to date.

Should the lot size for the E3 zone in the former Wyong LGA be reduced to match that of former Gosford LGA, it would potentially result in an additional 8160 lots of 2ha lot size. The majority of E3 zoned land in the former Wyong LGA is in the valleys. The reduction in the minimum lot size in these localities would further fragment ownership and introduce further potential for land use conflicts for agricultural operations. As such it is proposed to apply a 20ha lot size across all E3 zoned land.



## 2.1 Environmental Protection Zones (cont)

### *E4 Environmental Living*

The minimum lot size applicable to land zoned E4 under GLEP 2014 is 4ha and 2ha under WLEP 2013.

The majority of landholdings within the former Wyong LGA zoned E4 Environmental Living are already below the 2ha minimum. The retention of the 2ha minimum does not present an equity issue, as the majority of the existing holdings do not have subdivision potential.

The Planning Proposal also seeks to reduce the minimum lots size of land zoned R2 Low Density Residential to 450m<sup>2</sup> in the former Gosford Local Government Area (LGA). This amendment only applies to land that has a current minimum lot size of 550m<sup>2</sup>.

Any R2 zoned land that has a minimum lot size of 1850m<sup>2</sup> will retain that minimum lot size. This will ensure that land with known constraints (e.g. vegetation cover, erosion or landslip hazard etc.) does not have further subdivision potential.

Consent is required for any subdivision and associated development. Assessment of such proposals is required to consider the impacts of the development using relevant provisions of Council plans and policies to ensure impacts on vegetation and habitat are avoided.



## 2.2 Coastal Management

Applicable

*Aims to protect and manage coastal areas of NSW*

*Applies when a planning proposal applies to land within the coastal areas of NSW*

The proposal encompasses land within the coastal zone that comprises coastal wetlands, littoral rainforests coastal vulnerability, coastal environment and coastal use areas.

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).

The proposal does not seek to enable increased development of more intensive land use on land within a coastal vulnerability area or on land identified by current or future coastal hazard. The proposal does not seek to amend the maps applicable under the *State Environmental Planning Policy (Coastal Management) 2018*.

The *Environmental and Urban Edge Zone Review* has had regard for the Coastal Management SEPP of 2018 and *Coastal Management Act, 2016*. Coastal wetlands and littoral rainforests environmental have been applied as criterion in land suitable for Environmental (E) zones. The application of zones to DM land has considered the constraints and proposed a zone which is compatible with the characteristics of the land.

The proposal is consistent with this Direction.



### 2.3 Heritage Conservation

Applicable

*Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.*

*Applies when the relevant planning authority prepares a planning proposal.*

The heritage provisions of existing planning instruments are proposed to be retained within the CCLEP. The presentation and identification of the items/areas will be required to be amended to consolidate the listings.

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are considered minor in nature and required in order to consolidate existing planning controls.

The proposal is consistent with this Direction.

### 2.4 Recreational Vehicle Areas

Applicable

*Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles.*

*Applies when the relevant planning authority prepares a planning proposal.*

The CCLEP does not seek to enable land for recreational vehicle purposes.

The proposal is consistent with this Direction.

### 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs

Not Applicable

*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.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

It has however been utilised to inform the methodology prepared for the conversion of the GLEP 2014 DM land.

## Housing, Infrastructure and Urban Development

### 3.1 Residential Zones

#### Applicable

*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.*

*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.*

The *CCL* encompasses land which is zoned for residential purposes.

Whilst land use zones are not proposed to alter, alignment of planning controls of *GLEP 2014* and *WLEP 2013* will enable additional opportunities for provision of housing through amendments to development standards (e.g. those relating to minimum lot size).

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are required in order to consolidate existing planning controls.

This includes the retention of caravan parks as permissible uses within the R1 General Residential zone.

There will also be increased opportunities for subdivision of dual occupancies in the R2 Low Density Residential zones in the former Gosford LGA.

The Planning Proposal also seeks to reduce the minimum lots size of land zoned R2 Low Density Residential to 450m<sup>2</sup> in the former Gosford Local Government Area (LGA).

This amendment only applies to land that has a current minimum lot size of 550m<sup>2</sup>. Any R2 zoned land that has a minimum lot size of 1850m<sup>2</sup> will retain that lot. This will ensure that land with known constraints (e.g. vegetation cover, erosion or landslip hazard etc.) does not have further subdivision potential.

A strategic assessment, based on the desktop mapping and preliminary infrastructure investigations, has been undertaken to:

1. Establish the potential number of additional lots that could be created through the implementation of a 450m<sup>2</sup> minimum lot size, and
2. Understand the effects any additional lots (and the associated population) will have on the available supply of infrastructure, in terms of open space provision, water and sewerage infrastructure as well as roads and drainage infrastructure

### 3.1 Residential Zones (cont)

This assessment has identified that as a result of the reduced minimum lot size; approximately 1140 parcels of land will have the potential for subdivision to create one additional allotment of land which the current lot size provisions (i.e. 550m<sup>2</sup>) do not enable.

The strategic infrastructure assessment has been based on the immediate take up of the subdivision opportunity by those parcels determined to have subdivision potential. This has been a conservative measure to determine the full extent of impacts if this were to occur.

However, there are a number of factors involved which would see that subdivision potential would not be immediately taken up by those parcels which may have subdivision potential. Other site specific constraints including vegetation cover and quality may prove to be prohibitive to further subdivision. Additionally, existing dwelling location and siting, and/or desires of current owners to subdivide are factors which would impact on the number of lots (and subsequent additional population) that could be generated by a reduction in the minimum lot size provision. These considerations also impact on the likely timing for further subdivision, therefore impacts would not all be immediately felt.

Therefore, whilst some infrastructure impacts have been identified through this assessment, these impacts could be considered lessened by virtue of the above considerations.

Merits based assessment of the development will require consideration of Clause 7.9 Essential Services and Part 6 Urban Release Areas, both of which are proposed to be incorporated within the CCLEP. Additionally, merits based assessment relating to infrastructure will also be required to have consideration of relevant controls as contained within the applicable Development Control Plan (DCP).

The impacts of the adoption of a smaller minimum lot size within the R2 zone is therefore considered to be minor in nature.

These provisions ensure that future development can and will be appropriately serviced with supporting infrastructure.

The proposal is consistent with this Direction.



### 3.2 Caravan Parks and Manufactured Home Estates

Applicable

*Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.*

*Applies when the relevant planning authority prepares a planning proposal.*

The land use zone objectives, land use permissibilities and land use provisions affecting land in these localities are proposed to be amended to align existing planning instruments.

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).

Such amendments include the prohibition of caravan parks within the E4 Environmental Living Zones (as permitted in *GLEP 2014*), on the basis of their inconsistency with the objectives of the zone. A total of two existing operations on land within these zones have been identified.

These sites are proposed to be allocated an Additional Permitted Use through the operation of Clause 2.5 and Schedule 1 of the consolidated LEP.

Manufactured Home Estates (MHE) are not a defined use in the Standard LEP dictionary. However, using SEPP 36 provisions, MHE's would be permitted in SP3, R1, R3 and RE2 zones.

The land use remains permissible within appropriately zoned locations within the LGA, existing use rights are retained and opportunities for expansion and modification are possible through the Additional Permitted use clause.

The prohibition of caravan parks within the E4 zone under the CCLEP represents an inconsistency with this Direction. However, given the extent of existing operations within this zone, and the objectives of the zone, the inconsistency is of minor significance.



### 3.3 Home Occupations

Applicable

*Aims to encourage the carrying out of low impact small business in dwelling houses.*

*Applies when the relevant planning authority prepares a planning proposal.*

Home occupations are proposed to remain as being permissible with consent within all zones within the *CCLEP* as they were permissible under the *WLEP 2013* or *GLEP 2014*, excluding B1 Neighbourhood Centre. Home businesses within this zone are proposed to be permissible with consent. This is consistent with the home occupation permissibility within other Business zones.

The intent of the zone is to provide for "small-scale retail, business and community uses". Shop top housing is the only form of residential accommodation proposed to be permissible within the zone which could support a home occupation. A home occupation would be permissible as exempt development under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

The inconsistency is considered to be of minor significance.

### 3.4 Integrating Land Use & Transport

#### Applicable

*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.*

*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.*

Generally, the CCLEP does not seek to amend the location or provision of land zoned for residential, business, industrial, village or tourist purposes.

The land use zone objectives, land use permissibilities and land use provisions are proposed to be amended to align existing planning instruments.

The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).

These changes are considered to be consistent with the intent of each respective zone, and enable land uses which have regard for the availability of existing transport infrastructure.

The rezoning of the DM lands from GLEP 2014 integrated land use and transport planning considerations through the following project aims:

- seeking to contain urban sprawl and promote urban development within town centres and transit corridors; and to
- encourage viable communities where services are prevalent and accessible.

The land zoning applied identified appropriate outcomes for urban fringe lands in strategic locations that have limited environmental value and have capacity for infrastructure provision.

The proposal is consistent with this Direction.

### 3.5 Development Near Regulated Airports and Defence Airfields

#### Applicable

*Aims to ensure the effective and safe operation of regulated airports and defence airfields; that their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development if situated on sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.*

*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.*



### 3.5 Development Near Licensed Aerodromes (cont)

The provisions of *WLEP 2013* (Clause 7.7 Airport Operations) are proposed to be incorporated within the *CCLEP* to address development in the vicinity of the Central Coast Airport site.

The proposal does not seek to alter existing provisions in relation to the Central Coast Airport site.

As the airport is not a registered or certified aerodrome, the Civil Aviation Safety Authority had no comment on the proposal.

The proposal is consistent with this Direction.

### 3.6 Shooting Ranges

Applicable

*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.*

*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.*

The *CCLEP* will generally not alter existing zoning of land which is currently subject to *WLEP 2013* or *GLEP 2014* which have considered this matter.

The consideration of the DM land has had regard for the adjoining land uses and land use conflicts during the land zoning process.

The proposal is consistent with this Direction.

## Hazard & Risk

### 4.1 Acid Sulfate Soils

Applicable

*Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.*

*Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.*

The Central Coast LGA has some land which contains acid sulfate soils.

The CCLEP will generally not alter existing zoning of land which is currently subject to WLEP 2013 or GLEP 2014.

The provisions of WLEP 2013 and GLEP 2014 Clause 7.1 Acid Sulfate Soils are proposed to be retained to address this matter. The Acid Sulfate Soils Maps are also proposed to be retained in the CCLEP, as amended by the inclusion of the DM land.

The consideration of the DM lands has had regard for the location of potential acid sulfate soils during the land zoning process.

The proposal is consistent with this Direction.

### 4.2 Mine Subsidence & Unstable Land

Applicable

*Aims to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.*

*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.*

Areas of the Central Coast LGA are located within Mine Subsidence Districts.

The CCLEP will generally not alter existing zones which is currently subject to WLEP 2013 or GLEP 2014, excluding those within the DM land areas. The DM lands are not located within designated Mine Subsidence Districts.

Further consultation with Subsidence Advisory NSW will be undertaken regarding this matter, however the proposal is considered to be Consistent with this Direction.



### 4.3 Flood Prone Land

#### Applicable

*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.*

*Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.*

Areas of the Central Coast LGA are flood prone.

The CCLEP will generally not alter existing zoning of land which is currently subject to WLEP 2013 or GLEP 2014, excluding those within the DM land areas. The provisions of WLEP 2013 and GLEP 2014 were prepared having regard for the NSW Government's Flood Prone Land Policy, the principles of the Floodplain Development Manual 2005 and relevant Floodplain Risk Management Plans.

The consideration of the DM land has had regard for flood prone land during the land zoning process and does not seek to permit a significant increase in the development of such land.

The proposal is consistent with this Direction.

### 4.4 Planning for Bushfire Protection

#### Applicable

*Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.*

*Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.*

Areas of the Central Coast LGA contain bushfire Prone vegetation.

The CCLEP will generally not alter existing zoning of land which is currently subject to WLEP 2013 or GLEP 2014, excluding those within the DM land areas.

The consideration of the DM land has had regard for bushfire prone land during the land zoning process and does not seek to permit a significant increase in the development of such land.

The proposal is consistent with this Direction.



## Regional Planning

### 5.1 Implementation of Regional Strategies

Not Applicable.

*Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.*

*Applies when a relevant planning authority prepares a planning proposal for land within the South Coast Regional Strategy (excluding Shoalhaven LGA) and Sydney – Canberra Regional Corridor.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### 5.2 Sydney Drinking Water Catchments

Not Applicable.

*Aims to protect water quality in the hydrological catchment.*

*Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### 5.3 Farmland of State and Regional Significance on the NSW Far North Coast

Not Applicable.

*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, thereby assisting councils with their local 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.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### 5.4 Commercial and Retail Development along the Pacific Highway, North Coast

Not Applicable.

*Aims to manage commercial and retail development along the Pacific Highway, North Coast.*

*Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.



## 5.9 North West Rail Link Corridor Strategy

Not Applicable.

*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.*

*Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

## 5.10 Implementation of Regional Plans

Applicable

*Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans.*

*Applies when the relevant planning authority prepares a planning proposal.*

The proposal seeks to provide for a single planning instrument applicable to the Central Coast region, reflective of the goals and directions within the *Central Coast Regional Plan (CCRP) 2036*. An assessment of the proposal identifies that it consistent with the intent of relevant goals, directions and actions.

The proposal is consistent with this Direction.



## Local Plan Making

### 6.1 Approval and Referral Requirements

Applicable

*Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.*

*Applies when the relevant planning authority prepares a planning proposal.*

The CCLEP does not seek to include provisions that require concurrence, consultation or referral of development applications to a Minister or public authority.

The proposal is consistent with this Direction.

### 6.2 Reserving Land for Public Purposes

Applicable

*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.*

*Applies when the relevant planning authority prepares a planning proposal.*

The CCLEP proposes to retain existing reservations of land for public purposes as currently specified within WLEP 2013 and GLEP 2014.

As the proposal does not seek to add or remove existing Land Reservation Acquisition provisions, the proposal is consistent with this Direction.

### 6.3 Site Specific Provisions

Not Applicable

*Aims to discourage unnecessarily restrictive site specific planning controls.*

*Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.*

The CCLEP is not being prepared to allow a particular development to be carried out.



## Metropolitan Planning

### 7.1 Implementation of A Plan for Growing Sydney

Not Applicable.

*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*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### 7.2 Implementation of Greater Macarthur Land Release Investigations

Not Applicable.

*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.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### 7.3 Parramatta Road Corridor Urban Transformation Strategy

Not Applicable.

*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.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan

Not Applicable.

*Aims to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

Not Applicable.

*Aims 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*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.



### **7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan**

Not Applicable.

*Aims to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### **7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor**

Not Applicable.

*The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### **7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan**

Not Applicable.

*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 does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### **7.9 Implementation of Bayside West Precincts 2036 Plan**

Not Applicable.

*The objective of this direction 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 does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.

### **7.10 Implementation of Planning Principles for the Cooks Cove Precinct**

Not Applicable.

*The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.*

This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.



## Community Strategic Plan Assessment

| Theme  | Assessment/Comment  |
|--|---|
| <p><b>Belonging</b></p> <p>Our community spirit is our strength</p> <p>Creativity, connection and local identity</p>   | <p>The CCLEP will align the objectives and land use permissibilities between GLEP 2014 and Wyong Local Environmental Plan 2013 (WLEP 2013) across all zones.</p> <p>The CCLEP will retain the existing Heritage provisions of both Gosford Local Environmental Plan 2014 GLEP 2014 and Wyong Local Environmental Plan 2013 (WLEP 2013).</p> <p>The review of the GLEP 2014 “Deferred Matters” land has considered land containing significant Aboriginal Heritage values in determining and applying appropriate zonings to this land.</p>  |
| <p><b>Smart</b></p> <p>A growing and competitive region</p> <p>A place of opportunity for people</p>   | <p>The CCLEP will align the objectives and land use permissibilities between GLEP 2014 and Wyong Local Environmental Plan 2013 (WLEP 2013) across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development.</p>   |
| <p><b>Green</b></p> <p>Environmental resources for the future</p> <p>Cherished and protected natural beauty</p>  | <p>Generally, the CCLEP does not seek to alter the land zonings applicable under GLEP 2014 and WLEP 2013. The land uses proposed to be retained within the Environmental zones are reflective of the qualities of the land.</p> <p>The Urban and Environmental Edge Review has had considered the DM of GLEP 2014. The MCE technique adopted through this review has analysed the relative ecological and scenic qualities of the DM land and recommended the application of Environmental zones consistent with these qualities. This assessment and the proposed zones applied ensure that the diversity of the natural environment is protected and supported.</p> |
| <p><b>Responsible</b></p> <p>Good governance and great partnerships</p> <p>Delivering essential infrastructure</p> <p>Balanced and sustainable development</p> | <p>The CCLEP does not seek to alter settlement planning strategies prepared and utilised for the preparation of GLEP 2014 and WLEP 2013.</p> <p>These strategies were considered to encourage housing choice in and around local centres.</p> <p>The CCLEP will not alter the land zoned for residential</p>  |



| Theme   | Assessment/Comment  |
|---|---|
|   | <p>purposes as applied by GLEP 2014 or WLEP 2013. Additional land uses are proposed for inclusion within the land use tables of the residential zones which are considered to be ancillary to, compatible with, and support residential development and promote housing choice.</p>   |
| <p><b>Liveable</b><br/>           Reliable public transport and connections<br/>           Out and about in the fresh air<br/>           Healthy lifestyles for a growing community</p> | <p>The CCLEP will align the objectives and land use permissibilities between GLEP 2014 and WLEP 2013 across all zones. This is inclusive of alignment of land zone objectives and provisions relating to provision of open space and recreation facilities.</p> <p>The CCLEP does not seek to alter settlement planning strategies prepared and utilised for the preparation of GLEP 2014 and WLEP 2013. These strategies were considered to support well-planned and compact settlement patterns.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive CCLEP will further support this action. Further structure and master planning in these localities will further enhance development opportunities in these localities.</p> |