

C. Assessment:

i. Central Coast Regional Plan Assessment

<i>Direction</i>		<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
1.	<i>Grow Gosford City Centre as the region's capital</i>	No	N/A	N/A
2.	<i>Focus economic development in the Southern and Northern Growth Corridors</i>	No	N/A	N/A
3.	<i>Support priority economic sectors</i>	No	N/A	N/A
4.	<i>Strengthen inter-regional and intra-regional connections for business</i>	Yes	Yes	The PP will provide the impetus for the upgrading of the Chain Valley Bay and Pacific Highway intersection, thereby improving the connection between residential and employment areas.
5.	<i>Support new and expanded industrial activity</i>	No	N/A	N/A
6.	<i>Strengthen the economic self-determination of Aboriginal communities</i>	No	N/A	N/A
7.	<i>Increase job containment in the region</i>	No	N/A	Whilst the proposal will not directly supply long term employment opportunities, local economic benefits could be realised by indirect secondary expenditure
8.	<i>Recognise the cultural landscape of the Central Coast</i>	No	N/A	The AHIMS database has identified three (3) Aboriginal sites recorded near the subject site. Preliminary site investigations did not uncover any sites or remnants, however an Aboriginal Cultural Heritage Assessment Report (February 2019) prepared by Mary Dallas Consulting Archaeologists states that no Aboriginal archaeological remains or areas of archaeological potential were identified during the assessment. The report recommended a full assessment of the site in

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				accordance with OEH guidelines for Proponents be undertaken prior to construction.
9.	<i>Protect and enhance productive agricultural land</i>	Yes	Yes	The subject site has been historically utilised for agricultural activities (grazing and market gardens). Whilst the current zoning enables some agricultural land uses (e.g. extensive agriculture, horticulture etc), the site is not recognised as Biophysical Strategic Agricultural Land (BSAL).
10.	<i>Secure the productivity and capacity of resource lands</i>	Yes	Yes	The subject site is located within coal lease CCL 7074 held by Lake Coal. Supporting correspondence attached to the proposal indicates that the rezoning of the site would not impact the likely potential for future resource extraction in the area. Future surface development would however be subject to the concurrence of Subsidence Advisory NSW. Subsidence Advisory NSW has advised that there is no objection to the proposed rezoning.
11.	<i>Sustain and balance productive landscapes west of the M1</i>	No	N/A	N/A
12.	<i>Protect and manage environmental values</i>	Yes	Yes	The subject site is located in close proximity to the CCRP biodiversity corridor which connects the coast to the foothills and provides an inter-regional landscape break. The site is partially nominated as a green corridor and habitat network by the NWSSP. That portion of the site zoned E2 Environmental Conservation closely aligns with the high-level mapped boundary of the green corridor. This is proposed for retention as part of this PP.

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				The PP also incorporates a north-south local green corridor that is proposed to be zoned E2 Environmental Conservation. This forms a local connection from the riparian corridor to the National Park land to the north.
13.	<i>Sustain water quality and security</i>	Yes	Yes	<p>The subject site is known to contain dispersive clay soils. If improperly managed, these can be deposited in waterways. Given the site's proximity to Karignan Creek and Lake Macquarie, this issue may require specific management actions should the proposal proceed to construction stage.</p> <p>The concept development layout provided with this PP allows land specifically to implement the required water quality controls outside the E2 zoned land, and will maintain pre-development flows and nutrient controls. These facilities are to ensure protection of the health of the existing Karignan Creek estuary which flows to Lake Macquarie.</p>
14.	<i>Protect the coast and manage natural hazards and climate change</i>	Yes	Yes	The area of the site nominated for rezoning is not identified as being located within a flood hazard area. A Phase One Contamination Assessment, Bushfire Assessment, and Flood Assessment has been prepared.
15.	<i>Create a well-planned, compact settlement pattern</i>	Yes	Yes	<p>The proposal provides for logical infill development, has ability to connect to existing water and sewer infrastructure in addition to having accessibility to public transport.</p> <p>The site is located between existing settlements, thereby contributing to a compact settlement pattern. The proposed settlement pattern does not encroach onto the identified</p>

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				<p>sensitive natural vegetation contained within the existing E2 zoned land and forming a protective riparian corridor.</p> <p>This land is to be conserved, protected and enhanced by this PP.</p>
16.	<i>Grow investment opportunities in the region's centres</i>	No	N/A	N/A
17.	<i>Align land use and infrastructure planning</i>	Yes	Yes	<p>The proposal provides for logical infill development, as nominated by the North Wyong Shire Structure Plan and draft Greater Lake Munmorah Structure Plan.</p> <p>Water services can be augmented and existing sewer infrastructure has been designed with capacity to cater for the subject PP.</p>
18.	<i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	Yes	Yes	<p>The location to the lake foreshore village of CVB North provides an attractive housing choice for residents preferring the attractive amenity of this fringe urban settlement whilst a short distance from support facilities and shops.</p>
19.	<i>Accelerate housing supply and improve housing choice</i>	Yes	Yes	<p>The proposal provides for logical infill development, as nominated by the North Wyong Shire Structure Plan (NWSSP) and draft Greater Lake Munmorah Structure Plan. Whilst the site is nominated as a long-term development precinct within the NWSSP, adequate services are available and mining constraints have been resolved.</p>
20.	<i>Grow housing choice in and around local centres</i>	No	N/A	N/A
21.	<i>Provide housing choice to meet community needs</i>	Yes	Yes	<p>The proposed concept provides for subdivision to produce a range of lot sizes from 450m² - 812m² (plus one 3,000m² site), enabling a variety of housing sizes to be</p>



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				accommodated.
22.	<i>Deliver housing in new release areas that are best suited to building new communities</i>	Yes	Yes	The proposal provides for logical infill development, as nominated by the North Wyong Shire Structure Plan and draft Greater Lake Munmorah Structure Plan.
23.	<i>Manage rural lifestyles</i>	No	N/A	N/A