



Central  
Coast  
Council

Central Coast Council

Strategic Planning Framework Assessment

Lot 6 DP 3944

39 Dell Road, West Gosford

# Central Coast Regional Plan Assessment

The Central Coast Regional Plan (CCRP) 2036 is applicable to the subject land and the proposed rezoning. The Planning Proposal would assist Council in meeting the targets set by the State Government for the provision of housing whilst protecting the environment.

The CCRP provides the basis of planning by the Council and sets out a number of actions. The table below demonstrates that the Planning Proposal is consistent with the relevant actions identified in the CCRP:

Table 1: Central Coast Regional Plan Assessment

Direction	Assessment/Comment
1. Grow Gosford City Centre as the region's capital	Not Applicable The site is not located within the region's capital.
2. Focus economic development in the Southern and Northern Growth Corridors	<b>Applicable</b> Integrate land uses within west Gosford industrial precinct.
3. Support priority economic sectors	<b>Applicable</b> Council and industry to prepare industry-specific planning strategies for priority economic sectors.
4. Strengthen inter-regional and intra-regional connections for business	<b>Not Applicable.</b> The proposal will not affect these connections.
5. Support new and expanded industrial activity	<b>Applicable</b> Support will be provided to economic sectors with existing or potential strengths to increase local employment. This will be done by: <ul style="list-style-type: none"> <li>• ensuring an adequate supply of well-located and serviced land for commercial and industrial development; and</li> <li>• establishing a business-friendly regulatory environment with timely and efficient business approvals, to enable existing businesses to adapt to changing consumer needs.</li> <li>• Focusing commercial and retail development in centres, growth corridors and identified clusters, and supporting it with public domain improvements, will encourage local employment growth.</li> </ul>
6. Strengthen the economic self-determination of Aboriginal communities	<b>Not Applicable</b> The proposal is not on land owned by a Local Aboriginal Land Council.
7. Increase job containment in the region	<b>Applicable</b> The rezoning will assist in providing employment lands within the Central Coast, assisting in job containment, with an additional 1.3Ha of industrial Zoned land that was previously unavailable for development. Moreover, the site is located to the west of the established West Gosford industrial estate, enhancing opportunities for synergies

Direction	Assessment/Comment
	for established businesses or for new enterprises to establish on the central coast.
8. Recognise the cultural landscape of the Central Coast	<p><b>Applicable and consistent.</b> The applicant's search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any Aboriginal sites or places that have been declared/recorded on or near the subject land. The subject proposal will not detract from the cultural landscape of the Central Coast.</p>
9. Protect and enhance productive agricultural land	<p><b>Not Applicable.</b> The subject site is not in an agricultural area.</p>
10. Secure the productivity and capacity of resource lands	<p><b>Not Applicable.</b> The subject site is not in a resource area.</p>
11. Sustain and balance productive landscapes west of the M1	<p><b>Not Applicable.</b> The site is not located west of the M1.</p>
12. Protect and manage environmental values	<p><b>Applicable and consistent.</b> The proposal supports the protection and enhancement of environmental values, with the inclusion of 11 hectares of the site to be dedicated to council for absorption into the Coastal Open Space System (COSS).</p> <p>This undevelopable portion of the site will provide opportunity for the retention of significant remnant native indigenous bushland. The subject lands to be absorbed into the broader COSS network, which provide ecological habitat and essential wildlife corridors for diverse fauna and flora on the Central Coast.</p>
13. Sustain water quality and security	<p><b>Applicable and consistent.</b> Council's LEP and DCP provisions will apply at the development stage.</p>
14. Protect the coast and manage natural hazards and climate change	<p><b>Applicable and consistent.</b> Coastal hazards - The proposal is not affected by coastal hazards. Flooding hazards – The northern and north eastern boundary of the site are identified as subject to low level flood risk. Council requested a flood study be undertaken to assess the potential impacts for development across the site. Council staff have reviewed the proposal and the material provided in the supporting flood and drainage study "Flood Impact Assessment 17 February 2017" Golder Associates. supporting the planning proposal. The report indicates that the developable area of the site lies outside of the 1:100 AEP, as detailed in the Narara Creek Flood Study (2012). 70% of the site is classified as RFS Category 1 flame zone, with the balance of the developable portion of the site RFS Buffer</p>

Direction	Assessment/Comment
	<p>zone.</p> <p>Future development of the site will be required to include relevant measures to ensure the security of land improvements, such as an Asset Protection Zones (APZs).</p> <p>The applicant's submitted Bushfire Assessment Report illustrates how compliance with the Australian standards and Planning for Bushfire Protection could be achieved.</p> <p>Greater assessment will occur at the Development Application stage.</p>
15. Create a well-planned, compact settlement pattern	<p><b>Not Applicable.</b></p> <p>The subject site is not for residential development.</p>
16. Grow investment opportunities in the region's centres	<p><b>Applicable and consistent.</b></p> <p>Expansion to the existing (IN1) zoned lands, within the West Gosford industrial precinct. will provide opportunities for investment in West Gosford.</p>
17. Align land use and infrastructure planning	<p><b>Applicable and consistent.</b></p> <p>The site is strategically located to make best use of existing infrastructure.</p>
18. Create places that are inclusive, well-designed and offer attractive lifestyles	<p><b>Not Applicable.</b></p> <p>The subject site is not proposed for residential development.</p>
19. Accelerate housing supply and improve housing choice	<p><b>Not Applicable.</b></p> <p>The subject site is not proposed for residential development.</p>
20. Grow housing choice in and around local centres	<p><b>Not Applicable.</b></p> <p>The subject site is not proposed for residential development.</p>
21. Provide housing choice to meet community needs	<p><b>Not Applicable.</b></p> <p>The subject site is not proposed for residential development.</p>
22. Deliver housing in new release areas that are best suited to building new communities	<p><b>Not Applicable.</b></p> <p>The subject site is not proposed for residential development.</p>
23. Manage rural lifestyles	<p><b>Not Applicable.</b></p> <p>The subject site is not proposed for residential development.</p>

# Community Strategic Plan Assessment

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

Table 2: Community Strategic Plan Assessment

Theme - Belonging	
Focus Area – Our Community Spirit is our Strength	
Strategies	Assessment
A1 - Work within our communities to connect people, build capacity and create local solutions and initiatives	<b>Applicable and Consistent.</b> Expansion of employment lands within established industrial precincts, enhancing opportunities locally based employment.
B1 - Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	<b>Applicable and Consistent.</b> The Aboriginal Heritage Information Management System (AHIMS) GIS mapping indicates no Aboriginal sites or places on the subject land.
Theme – Smart	
Focus Area – A Growing and Competitive Region	
Strategies	Assessment
C1 - Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	<b>Applicable and Consistent.</b> The rezoning will assist in containment of employment lands within the Central Coast, assisting in job containment, with an additional 4.6Ha of industrial zoned land that was previously unavailable for development.
C3 - Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	<b>Applicable and Consistent.</b> The additional Industrial zoned land will increase the capacity for economic development and increase local employment opportunities for residents of the Central Coast.
Theme – Green	
Focus Area – Cherished and Natural Beauty	
Strategies	Assessment
F2 - Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)	<b>Applicable and Consistent.</b> A 4.6ha portion of the site is to be dedicated to Council for inclusion into the Coastal open Space Systems (COSS).
Theme – Responsible	
Focus Area – Balance and Sustainable Development	
Strategies	Assessment
I3 - Ensure land use planning and development is sustainable and environmentally sound and	The proposal links to existing industrial estate of West Gosford, increasing the availability of

considers the importance of local habitat, green corridors, energy efficiency and stormwater management	industrial land in the area. The expansion will make sustainable use of existing infrastructure of the West Gosford industrial estate. Future development will conform to Councils requirements for sustainable stormwater design and furthermore, a sizable portion of the site will be dedicated to Council for inclusion into the (COSS) securing local habitat in perpetuity.
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### Local Strategic Planning Statement

The interim Central Coast Local Strategic Planning Statement (LSPS) sets a clear vision for the future and a proactive framework for delivering a growing and sustainable Region with a strong network of Centres and thriving and connected communities. The following strategies and priorities of the LSPS are applicable to this Planning Proposal

Table 3a: Local Strategic Planning Statement Assessment - Strategies

Strategies	Assessment/Comment
1 Revitalise our centres	<p><b>Not Applicable</b></p> <p>The site is part zoned (IN1) General Industrial and 7(a) Conservation and Scenic Protection (Conservation) under Interim Development Order No 122 (IDO 122). The proposal seeks to extend the existing IN1 zoned parcel by approximately 3 hectares to create a parcel of 4.6 Hectares.</p> <p>The parcel once created will adjoin the existing West Gosford Industrial estate, with the balance of the site dedicate d to council for inclusion in the Coastal Open Space System (COSS).</p> <p>The site is fully serviced and has direct access to existing roads infrastructure. Furthermore, economic analysis suggests that there is a shortage of industrial in close proximity to existing infrastructure and urban area to promote localised employment.</p>
2 Renew urban form	<p><b>Not Applicable</b></p> <p>The proposal seeks to expand the existing (IN1) General Industrial area of West Gosford by approximately 1.3 hectares.</p>
3 Define the urban edge	<p><b>Not Applicable</b></p> <p>This is an infill vacant site within an established industrial area.</p>
4 Create a sustainable region	<p><b>Applicable and Consistent.</b></p> <p>This is an infill vacant site within an established industrial area, with links to existing infrastructure and economic centre of Gosford.</p>

Table 3b: Local Strategic Planning Statement Assessment – Planning Priorities

Planning Priority & Action	Assessment/Comment
<p>Planning Priority 1 - Align development to our infrastructure capacity structure capacity</p> <p>Action: Develop a Central Coast Regional Infrastructure Plan that considers our infrastructure capacity, appropriate trigger points for infrastructure provision and prioritises opportunities for integrated infrastructure delivery across the Central Coast.</p>	<p><b>Applicable and Consistent.</b></p> <p>The proposed rezoning will build capacity in the area by further expanding the existing industrial precinct of West Gosford. Creating employment in the locality within requiring the development of additional infrastructure to support it.</p>
<p>Planning Priority 3 -Grow the Regional Economic Corridors, to support a strong local economy</p> <p>Actions: Adopt the Somersby to Erina Growth Corridor Strategy and the Tuggerah to Wyong Growth Corridor Strategy as key locations for economic growth, investment and sustainable transport. (CCRP Direction 2, 3, 7, 15)</p>	<p><b>Applicable and Consistent.</b></p> <p>The proposal has the capacity to strengthen the economic viability of the West Gosford industrial estate.</p> <p>Furthermore the, proposal supports the key objective of the Somersby to Erina Growth Corridor Strategy, by encouraging greater utilization of existing infrastructure and economic corridors.</p>
<p>Planning Priority 14 - Facilitate economic development to increase local employment opportunities for the community</p> <p>Actions: Deliver a Consolidated Local Environmental Plan and Development Control Plan to provide a single guiding document for land use and development for the Central Coast region.</p> <p>Smart Strategic Planning with DPIE Medium (3-5) All Prepare a suite of strategies to support new land use planning controls as part of the Comprehensive Local Environmental Plan and Development Control Plan.</p>	<p><b>Applicable and Consistent.</b></p> <p>Whilst the Action relates to the future implementation of a consolidated Local Environmental Plan and Development Control Plan, it is likely that the proposed rezoning, to increase West Gosford industrial land will be developed in accordance with the future legislative, LEP and DCP requirements.</p>
<p>Planning Priority 24</p> <p>Actions Map, protect, and cherish natural areas and ecosystems</p> <p>Prepare and implement the Central Coast Biodiversity Strategy, including land use planning principles to protect and manage natural areas and ecosystems of high biodiversity value.</p> <p>Develop and implement a zoning framework to inform the application of environmental land use</p>	<p><b>Applicable and Consistent.</b></p> <p>A significant portion of the site is currently zoned Deferred Matters and contains land of steep topography unsuitable for any form of development. However, these lands contain significant remnant native vegetation. It is proposed that lease land will be dedicated to Council for inclusion into the Coastal Open Space Systems.</p> <p>These lands will be ultimately be considered within any bio diversity strategy. Additionally,</p>

Planning Priority & Action	Assessment/Comment
<p>zones for all environmental land (Environmental Lands Review).</p>	<p>the lands as part of the rezoning proposal will be more appropriately zoned E2 Environmental Conservation.</p>
<p>Planning Priority 25 - Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards</p> <p>Actions Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast.</p>	<p><b>Applicable and Consistent.</b> There is minimal risk of flooding across the site and is address by the applicant to ensure any issues relating to flooding will sufficiently be addressed at development assessment.</p> <p>Likely wise bushfire hazard which affects part of the land can be adequately addressed at development stage.</p>
<p>Planning Priority 35 - Integrate land use and infrastructure</p> <p>Action Review Servicing and Infrastructure Capacity to identify potential infrastructure gaps within the planned growth areas of the Central Coast and ensure that we have the required infrastructure to meet current and future demand</p>	<p><b>Applicable and Consistent.</b> Whilst this Action is not relevant to the proposal, the proposal will deliver infill industrial development, within a developed industrial precinct, where all required services are available.</p>



# State Environmental Planning Policies

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

Table 4: State Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy	Comment
<b>SEPP No. 55 – Remediation of Land</b>	
<p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <ul style="list-style-type: none"> <li>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</li> <li>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and</li> <li>(c) development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.</li> </ul>	<p><b>Applicable and Consistent.</b></p> <p>Part of the subject site has previously been used for industrial purposes.</p> <p>These uses have not always occurred with proper planning approvals or adherence to responsible environmental practices.</p> <p>However, in accordance with responsible environmental practice, a preliminary site investigation has been completed, which identified the land as suitable for future industrial development.</p>
<b>SEPP No 19 – Bushland in Urban Areas</b>	
<p>Aims to protect and preserve bushland within urban areas because of:</p> <ul style="list-style-type: none"> <li>(a) Its value to the community as part of the natural heritage,</li> <li>(b) Its aesthetic value, and</li> <li>(c) Its value as a recreational, educational and scientific resource</li> </ul>	<p><b>Applicable and Consistent.</b></p> <p>An area of approximately 7.4ha will be dedicated to Council for inclusion into the Coast Open Space System, in support of natural heritage, aesthetic value, recreational, educational and scientific resource for future generations.</p>
<b>SEPP (Vegetation in Non-Rural Areas) 2017</b>	
<p>The aims of this policy are:</p> <ul style="list-style-type: none"> <li>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</li> <li>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</li> </ul>	<p><b>Applicable and Consistent.</b></p> <p>An area of approximately 7.4ha, of the site will be dedicated, to Council for inclusion into the Coast open Space System, in support of natural heritage, aesthetic value, recreational, educational and scientific resource for future generations.</p>

**State/Sydney Region Environmental Planning Policy**

**Comment**

**SEPP (Coastal Management) 2018**

The aim of this Policy is 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 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 which comprise the NSW coastal zone, in accordance with the definitions in the Coastal Management Act 2016.

**Not Applicable**

The proposal seeks to expand the existing (IN1) General Industrial area of West Gosford, by approximately 1.3 hectares.

**SEPP (Koala Habitat Protection) 2020**

Aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

**Applicable and Consistent.**

An area of approximately 7.4 ha will be dedicated to Council for inclusion into the Coast Open Space System, in support of natural heritage, aesthetic value, recreational, educational and conservation.

## Ministerial Section 9.1 Directions

The proposal has been considered against the Ministerial Directions 9.1 as detailed below, with the proposal on balance is consistent with all relevant directions.

Direction	Comment
<b>Employment &amp; Resources</b>	
<b>1.1 Business &amp; Industrial Zones</b>	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p><b>Applicable and Consistent.</b></p> <p>The proposal supports the Ministerial direction by increasing Industrial land in close proximity to existing Industrial and Commercial zoned Lands. Supporting economic growth in the local area.</p>
<b>1.2 Rural Zones</b>	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p><b>Not Applicable</b></p>
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p><b>Not Applicable</b></p>
<b>1.4 Oyster Aquaculture</b>	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers.</p>	<p><b>Not Applicable</b></p>

Direction	Comment
<p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	
<p><b>1.5 Rural Lands</b></p>	
<p>Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p>Applies to to all local government areas in the State except for:</p> <ul style="list-style-type: none"> <li>(a) Lake Macquarie,</li> <li>(b) Newcastle,</li> <li>(c) Wollongong, and</li> <li>(d) local government areas in the Greater Sydney Region (as defined in the Greater Sydney Commission Act 2015) other than Wollondilly and Hawkesbury when a relevant planning authority prepares a planning proposal that: <ul style="list-style-type: none"> <li>(a) will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or</li> <li>(b) changes the existing minimum lot size on land within a rural or environment protection zone.</li> </ul> </li> </ul> <p>Note: Reference to a rural .</p>	<p><b>Applicable and Consistent.</b></p> <p>The proposal will successfully balance conservation and rural protection, with the opening of land for economic expansion.</p> <p>The site comprises approximately 9.7 hectares of land. The proposal will see a total of 2.3ha zoned to (IN1) General Industrial and 7.4ha zoned (E2) Environmental Protection. The E2 zoned land is to be dedicated to Council for inclusion into the Coastal Open Space System.</p> <p>The proposal increasing available industrial lands and conserving environmentally significate lands.</p>
<p><b>2.6 Remediation of Contaminated Lands</b></p>	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p><b>Applicable and Consistent.</b></p> <p>A Contamination study has been undertaken by the applicant to ensure the site is free of any known or unknown hazardous materials that would render the site unsuitable for the proposed development.</p>
<p><b>Housing, Infrastructure and Urban Development</b></p>	
<p><b>3.1 Residential Zones</b></p>	
<p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new</p>	<p><b>Not Applicable</b></p> <p>The proposed rezoning relates to industrial zoned lands and not residential expansion.</p>

Direction	Comment
<p>housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands.</p> <p>Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.</p>	
<p><b>3.2 Caravan Parks and Manufactured Home Estates</b></p>	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and Consistent.</b> Although, the direction is technically applicable to the proposal, the practicalities of establishing a caravan park or manufactured housing estate at any location on the site is impossible due to topography and is also not appropriately zoned to support such a use.</p>
<p><b>3.3 Home Occupations</b></p>	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and Consistent.</b> No housing is envisaged for the sight, given the industrial zoning of the land and the fact that the E2 portion of the sight will be dedicated to Council for the purposes of environmental conservation.</p>
<p><b>3.4 Integrating Land Use &amp; Transport</b></p>	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p><b>Applicable and Consistent.</b> The lands will integrate with the surrounding and existing industrial precinct of West Gosford, by making use of the existing transport linkages and water and electrical infrastructure of the area.</p>

Direction	Comment
<b>3.5 Development Near Licensed Aerodromes</b>	
<p>Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 &amp; 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p> <p>Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.</p>	<p><b>Not Applicable</b></p> <p>The proposal is not in a flight path or near a designated or licenced aerodrome.</p>
<b>3.6 Shooting Ranges</b>	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	<p><b>Not Applicable</b></p> <p>Subject site is not near a shooting range.</p>
<b>3.7 Reduction in non- hosted short-term rental accommodation period</b>	
<p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short-term rental accommodation may be carried out in parts of its local government area.</p> <p>Applies to Byron Bay Shire Council</p>	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>Hazard &amp; Risk</b>	
<b>4.1 Acid Sulfate Soils</b>	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p><b>Not Applicable</b></p> <p>Site not located in a high-risk acid sulphate area.</p>

Direction	Comment
<p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.</p>	
<p><b>4.2 Mine Subsidence &amp; Unstable Land</b></p>	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p>	<p><b>Applicable and Consistent.</b></p> <p>Site is located within an area identified as subject to land slip. To ensure the suitability of the site for future development a geotechnical study was undertaken by Douglas Partners, identifying the site as low risk land slip and suitable for development.</p>
<p><b>4.3 Flood Prone Land</b></p>	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.</p>	<p><b>Applicable and Consistent.</b></p> <p>A small, small non developable, portion of the site is identified as flood prone. A flood study was undertaken to ensure the developable portion on the site was unencumbered by any potential flood risk, with the study revealing all lands for industrial developed are above the possible maximum flood level (PMF).</p>
<p><b>4.4 Planning for Bushfire Protection</b></p>	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p><b>Applicable and Consistent.</b></p> <p>Bush fire report undertaken with all appropriate measures to be undertaken to ensure bushfire risk reduction.</p>
<p><b>Regional Planning</b></p>	
<p><b>5.2 Sydney Drinking Water Catchments</b></p>	
<p>Aims to protect water quality in the hydrological catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p>	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Direction	Comment
<b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b>	
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas.</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.</p>	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b>	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p>	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.8 Second Sydney Airport: Badgerys Creek</b>	
<p>Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.</p> <p>Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.</p>	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.9 North West Rail Link Corridor Strategy</b>	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p><b>Not Applicable</b></p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.10 Implementation of Regional Plans</b>	



Direction	Comment
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and Consistent.</b></p> <p>The proposal is in support to the long- term vision and strategic plan of Central Coast Council.</p>
<p><b>5.11 Development of Aboriginal Land Council Land</b></p>	
<p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p>	<p><b>Not Applicable</b></p>
<p><b>Local Plan Making</b></p>	
<p><b>6.1 Approval and Referral Requirements</b></p>	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and Consistent.</b></p> <p>Due diligence and attention to the future land use has occurred to ensure the proposed zoning of the land is consistent surrounding land uses.</p>
<p><b>6.2 Reserving Land for Public Purposes</b></p>	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p><b>Applicable and Consistent.</b></p> <p>An area of approximately 7.4 ha will be dedicated to Council for inclusion into the Coast Open Space System, in support of natural heritage, aesthetic value, recreational, educational and conservation.</p>
<p><b>6.3 Site Specific Provisions</b></p>	
<p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow development to be carried out.</p>	<p>Applicable</p> <p>the site is intended to be rezoned Industrial, with no more that the Local Environmental Plan &amp; Development Control Plan to be applied during the development phase of the site.</p>
<p><b>Metropolitan Planning</b></p>	
<p><b>7.1 Implementation of A Plan for Growing Sydney</b></p>	
<p>Aims to give legal effect to the planning principles, directions and priorities for sub</p>	<p>Not Applicable</p>

Direction	Comment
regions, strategic centres and transport gateways contained in A Plan for Growing Sydney	This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.2 Implementation of Greater Macarthur Land Release Investigations</b>	
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.	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.3 Parramatta Road Corridor Urban Transformation Strategy</b>	
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.	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	
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.	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim Plan).	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Direction	Comment
<b>7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>	
<p>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</b>	
<p>The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan).</p> <p>This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.9 Implementation of Bayside West Precincts 2036 Plan</b>	
<p>The aim is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).</p> <p>This direction applies to land within the Bayside local government area.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.10 Implementation of Planning Principles for the Cooks Cove Precinct</b>	
<p>The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p> <p>This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.11 Implementation of St Leonards and Crows Nest Plan 2036</b>	
<p>The objective of this direction is to ensure development within the St Leonards and Crows Nest Precinct is consistent with the St Leonards and Crows Nest 2036 Plan</p> <p>This direction applies to land within the St Leonards and Crows Nest Precinct in the North Sydney, Lane Cove, and Willoughby local government areas as shown on Map LAP_001 St</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Direction	Comment
Leonards and Crows Nest 2036 Plan Ministerial Direction	
<b>7.12 Implementation of Greater Macarthur 2040</b>	
<p>The objective of this direction is to ensure that development within the Greater Macarthur Growth Area is consistent with the Greater Macarthur 2040 dated November 2018.</p> <p>This direction applies when a planning proposal authority prepares a planning proposal for land identified within the Greater Macarthur 2040</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.13 Implementation of Pymont Peninsula Place Strategy</b>	
<p>The objectives of this direction are to facilitate development within the Pymont Peninsula that is consistent with the Pymont Peninsula Place Strategy (Place Strategy) and the Economic Development Strategy</p> <p>This direction applies to land subject to the Pymont Peninsula Place Strategy in the City of Sydney local government area as shown on Map LAP_001 Pymont Peninsula Place Strategy Ministerial Direction.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>