



Central Coast Council Strategic Planning Framework Assessment

Lot 16 DP 255220, 18 Macleay Ave, Woy Woy

PP/107/2020;
May 2021

Central Coast Regional Plan 2036

The *Central Coast Regional Plan 2036 (CCRP)* applies to the Central Coast local government area (LGA).

The CCRP is to provide the basis of planning by the local government and sets out a number of actions. The table below demonstrates that the Planning Proposal is generally consistent with relevant directions identified in the CCRP.

| Central Coast Regional Plan | | | |
|-----------------------------|--|------------|--|
| | Direction | Applicable | Assessment/Comment |
| 1. | Grow Gosford City Centre as the region's capital | N/A | Not Applicable. The site is not located within the region's capital. |
| 2. | Focus economic development in the Southern and Northern Growth Corridors | N/A | Not Applicable. The site is outside the two corridors. |
| 3. | Support priority economic sectors | N/A | Not Applicable. The proposal is not for an employment use. |
| 4. | Strengthen inter-regional and intra-regional connections for business | N/A | Not Applicable. The proposal is not for an employment use. |
| 5. | Support new and expanded industrial activity | N/A | Not Applicable. The proposal is not for an employment use. |
| 6. | Strengthen the economic self-determination of Aboriginal communities | N/A | Not Applicable. The proposal is not on land owned by the DLALC. |
| 7. | Increase job containment in the region | N/A | Not Applicable. The proposal is not for an employment use. |
| 8. | Recognise the cultural landscape of the Central Coast | Yes | Applicable and consistent. The applicant submitted an Aboriginal Cultural Heritage Assessment (ACHA) report which did not find any sites or potential sites. The report's recommendations pertain to the National Parks Wildlife Service (NPWS) Act's obligations regarding future development where persons work onsite, and who to notify if anything is found. The ACHA was referred to Aboriginal parties, and all agreed with the report and recommendations. |

| Central Coast Regional Plan | | |
|---|------------|--|
| Direction | Applicable | Assessment/Comment |
| | | The subject proposal does not detract from the cultural landscape of the Central Coast. |
| 9. Protect and enhance productive agricultural land | N/A | Not Applicable. The subject site is not in an agricultural area. |
| 10. Secure the productivity and capacity of resource lands | N/A | Not Applicable. The subject site is not in a resource area. |
| 11. Sustain and balance productive landscapes west of the M1 | N/A | Not Applicable. The site is not located west of the M1. |
| 12. Protect and manage environmental values | Yes | Applicable and Consistent The submitted ecological report identifies that significant impacts on Umina Coastal Sandplain Woodland (UCSW) EEC can likely be avoided by the proposal. This can be achieved during detailed design of the proposal for development assessment. Impacts on UCSW may also be able to be further reduced by ensuring required APZs do not extend onto the portion of land (drainage reserve) proposed for dedication to Council. Any future Planning Agreement must ensure the drainage reserve is dedicated to Council with an appropriate fully funded Vegetation Management Plan, as approved by Council's Ecologist. |
| 13. Sustain water quality and security | N/A | Not Applicable. The subject site is not located within a Drinking Water Catchment. |
| 14. Protect the coast and manage natural hazards and climate change | Yes | Applicable and consistent. The proposal is not affected by coastal hazards . In respect of flooding hazard , the applicant lodged detailed information which sought to clarify Council's broad-based mapping designation of flood liability and flood fringe applying to the proposed residential land. The applicant's information was reviewed by Council's engineer who is satisfied that the proposed General Residential R1 zoned land is classed as flood fringe so development will |

| Central Coast Regional Plan | | |
|---|------------|--|
| Direction | Applicable | Assessment/Comment |
| | | <p>comply with the <i>Ministerial Direction 4.3 – Flood Prone Land</i>.</p> <p>Regarding bushfire hazards, the area of the site to which the proposed rezoning to R1 General Residential applies, comprises category 1 'buffer' bushfire prone vegetation. The applicant's submitted Bushfire Assessment Report illustrates how compliance with the Australian standards and <i>Planning for Bushfire Protection</i> (RFS 2019) can be achieved for the proposal. Should a Gateway be issued Council will refer the Proposal to the Rural Fire Service for comment.</p> <p>Future development of the site will be required to include relevant measures to ensure the security of land improvements, such as Asset Protection Zones (APZs), and this assessment will occur at the DA stage.</p> |
| 15. Create a well-planned, compact settlement pattern | Yes | <p>Applicable and consistent.</p> <p>The proposal will deliver additional necessary affordable housing adjacent to existing medium density housing. It represents urban infill development.</p> |
| 16. Grow investment opportunities in the region's centres | N/A | <p>Not Applicable.</p> <p>The subject proposal is not within a centre.</p> |
| 17. Align land use and infrastructure planning | Yes | <p>Applicable and consistent.</p> <p>Necessary residential services and infrastructure can be extended to the proposed development site.</p> |
| 18. Create places that are inclusive, well-designed and offer attractive lifestyles | Yes | <p>Applicable and consistent.</p> <p>The proposal will complement existing medium density housing located either side of the land proposed to be rezoned.</p> |
| 19. Accelerate housing supply and improve housing choice | Yes | <p>Applicable and consistent.</p> <p>The proposal will deliver additional necessary affordable housing.</p> |
| 20. Grow housing choice in and around local centres | N/A | <p>Not applicable.</p> <p>The subject is not within or near a centre. However, it is within close proximity to public transport (buses) providing access to Woy Woy Town Centre.</p> |

| Central Coast Regional Plan | | |
|---|------------|---|
| Direction | Applicable | Assessment/Comment |
| 21. Provide housing choice to meet community needs | Yes | Applicable and consistent. The proposal will deliver additional housing choice by providing necessary affordable housing in the area. |
| 22. Deliver housing in new release areas that are best suited to building new communities | N/A | Not applicable. The proposal does not relate to a new release area. The proposal will provide infill medium density housing. |
| 23. Manage rural lifestyles | N/A | Not applicable. The proposal does not relate to rural living. |

Central Coast Community Strategic Plan – One: Central Coast

The Central Coast Community Strategic Plan outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future.

The following strategies outlined in the Community Strategic Plan are applicable to this Planning Proposal:

| Community Strategic Plan 'One Central Coast' | |
|--|---|
| Objectives | Assessment/Comment |
| <p><i>A4</i></p> <p><i>Enhance community safety within neighbourhoods, public spaces and places.</i></p> | <p>Applicable and consistent.</p> <p>The Planning Proposal will facilitate the development of land that has been vacant for some time.</p> <p>The development of this land, along with closure of the adjoining pathways will improve safety of the public and existing and future residents.</p> |
| <p><i>F1</i></p> <p><i>Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species.</i></p> | <p>Applicable and consistent.</p> <p>The Planning Proposal includes the retention of the land supporting a watercourse and bushland and the dedication of this land to Council. The retention of this land in the RE1 zone and change to public ownership will ensure the environmental attributes of the land are preserved.</p> |
| <p><i>I2</i></p> <p><i>Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.</i></p> | <p>Applicable and consistent.</p> <p>The site is well located to existing public transport links with a bus stop within 165m of the site in Nambucca Drive. This service provides links north to Woy Woy Railway Station and Woy Woy Town Centre.</p> |
| <p><i>I3</i></p> <p><i>Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management</i></p> | <p>Applicable and consistent.</p> <p>The Planning Proposal is environmentally sound as it proposes to dedicate the land accommodating a watercourse and bushland to Council. This reflects the importance placed on this vegetated watercourse as a green corridor, a local habitat, and an essential requirement for stormwater management.</p> |
| <p><i>I4</i></p> <p><i>Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing</i></p> | <p>Applicable and consistent</p> <p>The Planning Proposal will provide opportunities for additional affordable medium density housing on the Peninsula by a local community housing provider.</p> |

Interim 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.

One of the Urban Management Strategies is:

- 3 *Renew the Urban Form – improve the living environment for new and existing communities.*

The land immediately to the north and south of this site is currently developed for medium density residential development, leaving the cleared area of the subject site the last remaining land suitable for residential development in this locality and thus representing an urban infill site.

The following priorities outlined in the LSPS are applicable to this Planning Proposal.

| Interim Local Strategic Planning Statement | |
|---|---|
| Planning Priority & Action | Assessment/Comment |
| <p>1 – Align development to our infrastructure capacity</p> <p><i>Action</i> <i>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.</i></p> | <p>Applicable and consistent.</p> <p>The proposal will deliver infill housing within a developed urban area where all required services are available.</p> |
| <p>8 - Provide for the housing needs of our growing region</p> <p><i>Actions</i> <i>-Prepare Housing Strategy for the Central Coast to provide a clear vision and strategic direction to accommodate the population growth envisaged for the region in a sustainable manner.</i> <i>- Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community.</i></p> | <p><i>Housing Strategy</i></p> <p>The Housing Strategy has not yet been prepared.</p> <p><i>Affordable and Alternative Housing Strategy</i></p> <p>The Central Coast Affordable and Alternative Housing Strategy was adopted in 2020 and seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA.</p> <p>It aims to build a vision for a ‘fair and inclusive region, where everyone has access to affordable and sustainable housing’.</p> <p>Part A includes Strategy 1 where Council adopts a table defining what constitutes affordable housing, Strategy 2 where Council adopts a range of affordable housing indicators and Strategy 3 where Council adopts targets (public & private) for the future provision of affordable housing in the LGA.</p> <p>Part B discusses potential partnerships with registered community housing providers and/or appropriate Non-Government Organisations</p> |

Interim Local Strategic Planning Statement

| | |
|--|--|
| | <p>using council land. Strategy 4 sets a target for 3 Council sites that may be used for affordable housing partnership. Strategies 5 and 6 pertains to multi-tenured affordable housing projects within centres. Strategy 7 investigates an appropriate site in the short term for the development of affordable and temporary dwellings (such as caravans, cabins and tiny homes) in a partnership. Strategy 8 ensures that partnering and management arrangements with any Community Housing Provider include adequate budgetary provision and planning for maintenance and facilities management.</p> <p>Part C outlines matters to be investigated for incorporation into the new Comprehensive LEP and Housing Strategy (both yet to be prepared), with Strategies 9 -17 providing directions.</p> <p>Part D relates to homelessness and Part E Monitoring and Reporting</p> <p>Strategy 9 is directly relevant to this proposal, wherein it states: <i>“Council will investigate opportunities for rezoning developable land within 400 metres of the town centres and 800 metres of railway stations and transport nodes to R1 or R3 so as to facilitate the construction of multi-dwelling housing and Residential Flat Buildings”.</i></p> |
| <p>24 - Map, protect and cherish natural areas and ecosystems</p> <p><i>Action</i> <i>Prepare and implement the Central Coast Biodiversity Strategy, including land use principles to protect and manage natural area and ecosystems of high biodiversity value.</i></p> | <p>Applicable and consistent.</p> <p>The Planning Proposal will contribute to the protection of local ecosystems by the existing vegetated watercourse remaining zoned RE1 Public Recreation and being dedicated to Council.</p> |

Central Coast Affordable and Alternative Housing Strategy

The Central Coast Affordable and Alternative Housing Strategy (2020) seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA. It aims to build a vision for a 'fair and inclusive region, where everyone has access to affordable and sustainable housing'.

The Strategy relevant to this Planning Proposal is Strategy 9 which states:

Strategy 9

Council will investigate opportunities for rezoning developable land within 400 metres of the town centres and 800 metres of railway stations and transport nodes to R1 or R3 so as to facilitate the construction of multi-dwelling housing and Residential Flat Buildings. It is noted that any such rezoning is subject to a detailed assessment process.

The Strategy promotes the rezoning of land to R1 General Residential if it is within proximity to centres and transport nodes. The subject site does not strictly meet the criteria as it is located approximately 2.8km from Woy Woy Town Centre and Woy Woy Railway Station. However, the Proposal seeks adoption of a R1 zone to allow medium density housing in an area already zoned R1 and on a site within 400m of a bus stop that services the Woy Woy Town Centre. The site is therefore considered to be an appropriate location for a rezoning in line with the adopted strategy.

Biodiversity Strategy

The Biodiversity Strategy (2020) provides a framework and guide for the management of biodiversity on the Central Coast that is consistent with regional, state and national strategies, plans and policies. The following Theme in the Biodiversity Strategy is applicable to the Planning Proposal:

| Theme 4 Protecting biodiversity through land use planning and information management | |
|--|---|
| Goals and Actions | Assessment |
| <p>Goal 4.1 High biodiversity value areas are appropriately identified, protected and restored as part of future land use planning investigation</p> <p>Action 4.1.5 Identify appropriate mechanisms to achieve rehabilitation and enhanced landscape connectivity through the rezoning and development assessment process (such as Vegetation Management Plans)</p> | <p>Council supports the implementation of appropriate planning controls to protect biodiversity and seek to ensure that LEPs strengthen protection of biodiversity within the LGA.</p> <p>The eastern part of the lot has been identified as having high biodiversity value and the vegetation should be protected.</p> <p>The Planning Proposal is consistent with this Goal and Action as it seeks to protect the vegetation on the eastern part of the site by bringing it into public ownership subject to it being restored in accordance with an approved Vegetation Management Plan.</p> |

State Environmental Planning Policies

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

| SEPP | CONSISTENCY |
|--|---|
| SEPP (Koala Habitat Protection) 2021 | |
| <p>This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p> | <p>Applicable and Consistent.</p> <p>The development control section of the SEPP applies where the site is a minimum of 1 hectare in area, hence does not apply to the subject site.</p> <p>The site is isolated from areas of historically reported habitat.</p> |
| SEPP (Affordable Rental Housing) 2009 | |
| <p>The aims of this Policy are:</p> <ul style="list-style-type: none"> (a) to provide a consistent planning regime for the provision of affordable rental housing, (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards, (c) to facilitate the retention and mitigate the loss of existing affordable rental housing, (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing, (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing, (f) to support local business centres by providing affordable rental housing for workers close to places of work, (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation. | <p>Applicable and Consistent</p> <p>The Planning Proposal has been submitted by Pacific Link Housing which is a Community Housing Provider.</p> <p>This Proposal will improve access to affordable housing for low income households in the locality. It is therefore consistent with the aims of this SEPP.</p> |
| SEPP 55 – Remediation of Land | |
| <p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <ul style="list-style-type: none"> (a) by specifying when consent is required, and when it | <p>Applicable and Consistent.</p> <p>A Phase 1 Contaminated Site Investigation report identified potential minor sources of contamination and provided recommendations to be undertaken following the gateway determination for the</p> |

| SEPP | CONSISTENCY |
|---|--|
| <p>is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p> | <p>remediation of the site. These remediations works include the removal of garbage waste found on site. The report concluded that the site is compatible with the proposed sensitive residential land use.</p> <p>These matters will be addressed at the DA stage.</p> |
| SEPP (Coastal Management) 2018 | |
| <p>The aim of this Policy is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with objects of the Coastal Management Act 2016, including the Management objectives for each coastal management area, by:</p> <p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide and decision-making in the coastal zone and mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</p> | <p>Applicable and Consistent</p> <p>The SEPP applies to the LGA and the following coastal areas are mapped on the subject site.</p> <p><i>Coastal land use</i> is mapped under the SEPP as affecting about 160 square metres of proposed R1 zoning (north-eastern corner). The SEPP requires development assessment considerations at DA stage regarding matters such as access and overshadowing to foreshores (not applicable), visual amenity and scenic qualities of coastal headlands (not applicable), and Aboriginal cultural heritage, with the aim being to avoid or minimize impacts.</p> <p>The applicant submitted an Aboriginal Cultural Heritage Assessment (ACHA) report which did not find any sites or potential sites. The report's recommendations pertain to the National Parks Wildlife Service (NPWS) Act's obligations regarding future development where persons work onsite, and who to notify if anything is found. The ACHA was referred to Aboriginal parties, and all agreed with the report and recommendations. The subject proposal does not detract from the cultural landscape of the Central Coast.</p> <p>The whole site is mapped under the SEPP as <i>Coastal environmental area</i> which requires development assessment considerations at DA stage regarding matters such as ecological, coastal processes (not applicable), foreshore access (not applicable) and Aboriginal heritage (satisfactory, see above), with the aim being to avoid or minimize impacts.</p> <p>The ecological report submitted with the Proposal identifies that significant impacts on Umina Coastal Sandplain Woodland (UCSW) EEC can be avoided by the proposal.</p> |

| SEPP | CONSISTENCY |
|--|---|
| SEPP (Mining, Petroleum & Extractive Industries) 2007 | |
| <p>Aims:</p> <ul style="list-style-type: none"> (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (b1) to promote the development of significant mineral resources, and (c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and (d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: <ul style="list-style-type: none"> (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth for mining, petroleum and agricultural industries. | <p>Applicable and Consistent.</p> <p>SEPP State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 permits and prohibits mining and extractive industries in certain circumstances, regardless of the LEP and zoning of the land. Whilst the proposed R1 zoning has more permissible uses than the current RE1 zoning, none relate to mining or extractive industries.</p> |
| SEPP (Vegetation in Non-Rural Areas) 2017 | |
| <p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> (a) to 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. | <p>Applicable and Consistent.</p> <p>The SEPP applies to this Planning Proposal as it proposes to zone land to R1 General Residential.</p> <p>The rezoning of land and subsequent development of the site for residential development will result in the clearing of approximately 1,900 sqm of Umina Coastal Sandplain Woodland. Council's Ecologist considers this will not adversely impact on the wider distribution of this vegetation community.</p> |

| SEPP | CONSISTENCY |
|---|---|
| SEPP (Aboriginal Land) 2019 | |
| <p>Aims:</p> <ul style="list-style-type: none"> (a) to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and (b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development. | <p>Not applicable.</p> <p>The land is not identified in the mapping supporting this SEPP.</p> |
| SEPP 19 – Bushland in Urban Areas | |
| <p>The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of:</p> <ul style="list-style-type: none"> (a) its value to the community as part of the natural heritage, (b) its aesthetic value, and (c) its value as a recreational, educational and scientific resource. <p>The specific aims of this policy are:</p> <ul style="list-style-type: none"> (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, | <p>There is a vegetation community on the subject land that is identified as an Ecologically Endangered Community (EEC). The rezoning of land and subsequent development of the site for residential development will result in the clearing of approximately 1,900 sqm of Umina Coastal Sandplain Woodland. Council’s Ecologist considers this will not adversely impact on the wider distribution of this vegetation community. Further assessment of this will be required as part of the development application process.</p> |

| SEPP | CONSISTENCY |
|---|---|
| <p>(m) to maintain bushland in locations which are readily accessible to the community, and</p> <p>(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.</p> | |
| SEPP Infrastructure | |
| <p>The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.</p> | <p>Applicable and Consistent.</p> <p>The land proposed to be rezoned to R1 General Residential can be provided with water and sewer services, the local road network has capacity for potential development and electricity is available adjacent.</p> |

Section 9.1 Ministerial Directions

The proposal has been considered against the relevant Ministerial Directions as summarised below. The full assessment of these Directions is contained below.

| Direction | Comment |
|---|--|
| Employment & Resources | |
| 1.1 Business & Industrial Zones | |
| <p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p> | <p>Not Applicable.</p> <p>The direction applies only to land zoned or proposed to be zoned to a business or industrial zone, so has no effect on the proposed rezoning of part of the RE1 Public Recreation zone to R1 General Residential.</p> |
| 1.2 Rural Zones | |
| <p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p> | <p>Not Applicable.</p> <p>The direction applies to land zoned or proposed to be zoned to a rural zone, so has no effect on the proposed rezoning of part of the RE1 Public Recreation zone to R1 General Residential.</p> |
| 1.3 Mining, Petroleum Production and Extractive Industries | |
| <p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p> | <p>Applicable and consistent.</p> <p>Whilst the proposed R1 zoning has more permissible uses than the current RE1 zoning, none relate to mining or extractive industries.</p> <p>The site is surrounded by zoned and developed housing, hence there should be no actual effect on mining / extractive industries potential than exists now.</p> |
| 1.4 Oyster Aquaculture | |
| <p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters</p> | <p>Not Applicable.</p> <p>The site is some distance from Brisbane Water where 'Priority Oyster Aquaculture Areas' (POAA) exist.</p> |

| Direction | Comment |
|--|--|
| <p>and oyster consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p> | |
| <p>1.5 Rural Lands</p> | |
| <p>The objectives are to: protect the agricultural production value of rural land; facilitate the orderly and economic development of rural lands for rural and related purposes; assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State; minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses; encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land; support the delivery of the actions outlined in the New South Wales Right to Farm Policy.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environmental protection zoned or changes the existing minimum lot size on land within a rural or environmental protection zone.</p> | <p>Not Applicable.</p> <p>The direction applies to land zoned or proposed to be zoned to a rural or environmental protection zone, so has no effect on the proposed rezoning of part of the RE1 Public Recreation zone to R1 General Residential.</p> |
| <p>Environment & Heritage</p> | |
| <p>2.1 Environmental Protection Zones</p> | |
| <p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> | <p>Applicable and consistent</p> <p>The land is not within, or proposed to be within, an Environmental zone, however the lot is environmentally sensitive as it contains an EEC. The rezoning of land and subsequent development of the site for residential development will result in the clearing of approximately 1,900 sqm of Umina Coastal Sandplain Woodland. Council's Ecologist considers this will not adversely impact on the wider distribution of this vegetation community.</p> |

| Direction | Comment |
|---|--|
| <p>2.2 Coastal Management</p> | |
| <p>Aims to protect and manage coastal areas of NSW. Applies when a planning proposal applies to land in the Coastal Zone as defined under the Coastal Management Act 2016.</p> | <p>Applicable and Consistent</p> <p>The direction is applicable as the land is mapped as a <i>coastal environmental area</i> as defined by SEPP (Coastal Management) 2018. Further, about 160 square metres of proposed R1 zoning (north-eastern corner) is mapped as <i>Coastal land use</i> under the SEPP.</p> <p>The proposal however does not seek rezone land within a coastal vulnerability area, land subject to current/future coastal hazards, nor coastal wetlands or littoral rainforests. Neither does the proposal seek to amend the maps subject to the SEPP.</p> <p>However, as a <i>Coastal environmental area</i>, further ecological assessment will be required through the development assessment process. The ecological report submitted with the Proposal identifies that significant impacts on Umina Coastal Sandplain Woodland (UCSW) EEC can be avoided by the proposal. Other considerations are coastal processes and foreshore access, neither of which apply to the site, being remote from the coastline.</p> <p>In summary, when addressing and satisfying the SEPP in the development assessment process, the aims of the Direction will also be satisfied and the Planning Proposal as recommended will be consistent with the Direction.</p> |
| <p>2.3 Heritage Conservation</p> | |
| <p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> | <p>Applicable and consistent.</p> <p>The applicant submitted an Aboriginal Cultural Heritage Assessment (ACHA) report which did not find any sites or potential sites. The report's recommendations pertain to the National Parks Wildlife Service (NPWS) Act's obligations regarding future development where persons work onsite, and who to notify if anything is found. The ACHA was referred to Aboriginal parties, and all agreed with the report and recommendations.</p> <p>The subject proposal does not detract from the cultural landscape of the Central Coast.</p> <p>The land does not comprise any non-indigenous heritage items.</p> |

| Direction | Comment |
|---|--|
| 2.4 Recreational Vehicle Areas | |
| <p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> | <p>Applicable and consistent.</p> <p>The proposal does not seek to provide recreational vehicle areas.</p> |
| 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs | |
| <p>Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 2.6 Remediation of Contaminated Land | |
| <p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> | <p>Applicable and consistent.</p> <p>The direction applies to land on which development for a purpose referred to in Table 1 to the <i>contaminated land planning guidelines</i> is being, or is known to have been, carried out, which includes land previously used for extractive industries and horticulture / agriculture.</p> <p>The Applicant's planning report provides a <i>Preliminary Site Investigation for Contamination</i>. Aerial photos show rural nature of the area in the 1950s, followed by residential commencing from the 1970s. The investigation indicates that all contaminants of concern were below screening levels and no asbestos was detected.</p> <p>The site is compatible with the proposed sensitive (residential land uses), subject to the standard development assessment issue actions.</p> |
| Housing, Infrastructure and Urban Development | |
| 3.1 Residential Zones | |
| <p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and to minimise the impact of residential development on the environment and resource lands.</p> <p>Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential</p> | <p>Applicable and consistent.</p> <p>The proposal satisfies the Direction as it will add to the variety of local housing by providing affordable medium density housing, which will meet current needs in the market.</p> <p>The Planning Proposal will result in residential unit / townhouse development incorporating approximately 21 units.</p> <p>The proposed affordable housing development responds to site constraints and opportunities, as</p> |

| Direction | Comment |
|---|---|
| <p>development is permitted or proposed to be permitted.</p> | <p>well as the surrounding land use context. The proposal will broaden the range of housing choices in the area within a site that has access to employment, new community facilities, open space and local convenience retailing.</p> |
| <p>3.2 Caravan Parks and Manufactured Home Estates</p> | |
| <p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates (MHE).</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> | <p>Applicable and not consistent.</p> <p>Caravan Parks are permissible under the current RE1 zoning and not permissible under the R1 zoning, hence the proposal will not be consistent with the Direction in this regard, as it will remove a current theoretical permissibility from part of the land.</p> <p>Additionally, the land has been zoned for public recreation for at least four decades, probably much longer, so caravan parks were a permissible use in the zone for this period, so, if there was a need for a caravan park on the site, it should have occurred by now.</p> <p>The proposal is considered to have significant merit for support, despite this minor theoretical non-compliance with the Direction, as it will result in the provision of important and necessary affording housing required in the locality, whilst not reducing the realistic potential for a caravan park or MHE.</p> |
| <p>3.3 Home Occupations</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>Applicable and consistent.</p> <p>The proposal does not seek to alter provisions relating to the permissibility of home occupations.</p> |
| <p>3.4 Integrating Land Use & Transport</p> | |
| <p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing dependence on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business,</p> | <p>Applicable and consistent.</p> <p>Approximately 2,600sqm of the site is proposed to be zoned R1, hence the direction is applicable.</p> <p>There is a strategic basis to support the Planning Proposal as it is located adjacent to existing social housing and will complete the last potentially suitable site in the area for affordable housing.</p> <p>The site is well serviced by a regular bus service. A bus stop is located in Nambucca Drive which is approximately 165m walking distance from the Macleay Street frontage. The site is approximately 2.8km from the Woy Woy railway station.</p> |

| Direction | Comment |
|--|--|
| industrial, village or tourist purposes. | |
| 3.5 Development Near Regulated Airports and Defence Airfields | |
| <p>Aims to ensure the effective and safe operation of regulated airports and defence airfields; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p> <p>Applies when a planning proposal creates, alters or removes a zone or provision relating to land near a regulated airport which includes a defence airfield.</p> | <p>Not Applicable.</p> <p>The subject land is not located near a regulated airport which includes a defence airfield.</p> |
| 3.6 Shooting Ranges | |
| <p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p> | <p>Not Applicable.</p> <p>The land does not lie adjacent or near to a shooting range.</p> |
| 3.7 Reduction in non-hosted short-term rental accommodation period | |
| <p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short term rental accommodation may be carried out in parts of its local government area.</p> <p>Applies to Byron Bay Shire Council</p> | <p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| Hazard & Risk | |
| 4.1 Acid Sulfate Soils | |
| <p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> | <p>Applicable and consistent.</p> <p>According to Council's Acid Sulfate Soil Mapping the northern 20m of the site is Class 3 and the</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>remainder of the site is Class 4.</p> <p>Any future DAs will need to comply with the provisions relating to Acid Sulfate Soils in Council's LEP.</p> |
| <p>4.2 Mine Subsidence & Unstable Land</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, strategy or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p> | <p>Applicable and Consistent</p> <p>According to Council's Landslip Mapping the subject land is identified as Medium.</p> <p>Adjoining land has been developed for medium density housing so this issue would need to be addressed in any future DA.</p> |
| <p>4.3 Flood Prone Land</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</p> | <p>Applicable and consistent.</p> <p>The flood study indicates that the land along the creekline (proposed to remain RE1) is floodway and the remainder of the site (proposed to be zoned R1) is flood fringe.</p> <p>Council's flood engineers stipulate that the site is only developable within the area defined by Flood Fringe. The heavily treed area should therefore be left in its current condition, as it is upon this that the flood analysis is based.</p> <p>All development is to comply with Council's LEP and also DCP requirements particularly with regards to Water Cycle Managements so as not to increase run-off from the site from pre-development conditions.</p> <p>The proposal is consistent with this Direction.</p> |
| <p>4.4 Planning for Bushfire Protection</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>Applicable and consistent</p> <p>According to the Rural Fire Service Bushfire Prone Land maps, the subject lot accommodates Vegetation Categories 1 and 2 along the creekline and Vegetation Buffer on the remainder of the site.</p> <p>Consequently, in the preparation of this planning proposal request, Council must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.</p> |

| Direction | Comment |
|--|--|
| Regional Planning | |
| 5.1 Implementation of Regional Strategies | |
| <p>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 5.2 Sydney Drinking Water Catchment | |
| <p>Aims to protect water quality in the hydrological catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | |
| <p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas.</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | |
| <p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 5.9 North West Rail Link Corridor Strategy | |
| <p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p> | <p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |

| Direction | Comment |
|--|---|
| 5.10 Implementation of Regional Plans | |
| <p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> | <p>Applicable and consistent.</p> <p>The proposal is consistent with the relevant actions of Central Coast Regional Plan 2036.</p> <p>The proposed R1 zone is located so as to protect the natural environment by retaining the UCSW vegetation community along the watercourse and accounting for such hazards a flooding and bushfire.</p> <p>The R1 zoning provides for a variety of housing including medium density affordable housing development as proposed.</p> |
| 5.11 Development of Aboriginal Land Council Land | |
| <p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p> | <p>Not applicable.</p> <p>The is not owned by an Aboriginal land council and it is not affected by the SEPP (Aboriginal Land).</p> |
| Local Plan Making | |
| 6.1 Approval and Referral Requirements | |
| <p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> | <p>Applicable and consistent.</p> <p>The planning proposal does not include provisions that require concurrence, consultation or referral of development applications.</p> |
| 6.2 Reserving Land for Public Purposes | |
| <p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> | <p>Applicable and Consistent</p> <p>The Planning Proposal proposes to rezone land from RE1 Public Recreation to R1 General Residential. Even though the land is zoned RE1, it is in private ownership and is not reserved for a public purpose through the LEP Land Reservation Acquisition (LRA) mapping</p> <p>As part of the Planning Proposal it is proposed that the remaining RE1 zoned land required for drainage purposes will be dedicated to Council.</p> |

| Direction | Comment |
|---|--|
| 6.3 Site Specific Provisions | |
| <p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p> | <p>Not Applicable.</p> <p>No specific land use or development is proposed.</p> |
| Metropolitan Planning | |
| 7.1 Implementation of A Plan for Growing Sydney | |
| <p>Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing Sydney</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 7.2 Implementation of Greater Macarthur Land Release Investigations | |
| <p>Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 7.3 Parramatta Road Corridor Urban Transformation Strategy | |
| <p>Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November 2016) and the Parramatta Road Corridor Implementation Tool Kit. To provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community and guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</p> <p>This Direction applies to City of Parramatta Council, Cumberland Council, Strathfield Council, Burwood Council, Canada Bay Council and Inner West 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> |

| Direction | Comment |
|---|--|
| 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | |
| <p>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 (the Strategy)</p> <p>This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | |
| <p>The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim plan).</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | |
| <p>The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.</p> <p>This direction applies to Wollondilly Shire Council.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p> |
| 7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor | |
| <p>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</p> <p>This direction applies to Campbelltown City Council</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p> |

| Direction | Comment |
|--|---|
| <p>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</p> | |
| <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). 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> |
| <p>7.9 Implementation of Bayside West Precincts 2036 Plan</p> | |
| <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). 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> |
| <p>7.10 Implementation of Planning Principles for the Cooks Cove Precinct</p> | |
| <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</p> <p>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> |
| <p>7.11 Implementation of St Leonards and Crows Nest 2036 Plan</p> | |
| <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 (the Plan). 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 Leonards and Crows Nest 2036 Plan Ministerial Direction published on the Department of Planning, Industry and Environment website on 29 August 2020.</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 |
|--|---|
| 7.12 Implementation of Greater Macarthur 2040 | |
| <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 dated November 2018.</p> | <p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p> |
| 7.13 Implementation of Pymont Peninsula Place Strategy | |
| <p>The objectives of this direction are to facilitate development within the Pymont Peninsula that is consistent with the Pymont Peninsular Pace Strategy and Economic Development Strategy.</p> <p>This direction applies when a planning proposal authority prepares a planning proposal within land subject to the Pymont Peninsula Place Strategy.</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> |