



## Central Coast Council Planning Proposal RZ Strategic Assessment

Version 0.3

Date 01/02/2022

Strategic Assessment

Lot /DP: : Lot B DP 321076 & Lot 2 DP543135

Site Address:73-75 Mann St Gosford

Suburb: Gosford

File No:CPA/3903

Date: February 22

Version 1

Central Coast Council

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## Strategic Planning Context

### Central Coast Regional Plan Assessment

Direction	Applicable	Assessment/Comment
1. Grow Gosford City Centre as the region's capital	Yes	The proposal seeks to reclassify the subject lands to enable redevelopment for Tafe NSW this will reinforce the role of Gosford as the region's capital.
2. Focus economic development in the Southern and Northern Growth Corridors	Yes	The subject sites are within Gosford City centre and are focusing economic development within the Gosford City Centre.
3. Support priority economic sectors	Yes	The reclassification of the sites to operational will enable them to be utilised for economic development.
4. Strengthen inter-regional and intra-regional connections for business	Yes	The sites are proposed to be redeveloped for TAFE NSW.
5. Support new and expanded industrial activity	N/A	N/A
6. Strengthen the economic self-determination of Aboriginal communities	N/A	N/A
7. Increase job containment in the region	Yes	TAFE NSW is a significant employer in the region. The reclassification of the sites will support the sites being redeveloped for usage by TAFE NSW.
8. Recognise the cultural landscape of the Central Coast	N/A	N/A
9. Protect and enhance productive agricultural land	N/A	N/A
10. Secure the productivity and capacity of resource lands	N/A	N/A
11. Sustain and balance productive landscapes west of the M1	N/A	N/A
12. Protect and manage environmental values	N/A	N/A
13. Sustain water quality and security	N/A	N/A
14. Protect the coast and manage natural hazards and climate change	N/A	N/A
15. Create a well-planned, compact settlement pattern	N/A	N/A

16.	Grow investment opportunities in the region's centres	N/A	N/A
17.	Align land use and infrastructure planning	N/A	N/A
18.	Create places that are inclusive, well-designed and offer attractive lifestyles	N/A	N/A
19.	Accelerate housing supply and improve housing choice	N/A	N/A
20.	Grow housing choice in and around local centres	N/A	N/A
21.	Provide housing choice to meet community needs	N/A	N/A
22.	Deliver housing in new release areas that are best suited to building new communities	N/A	N/A
23.	Manage rural lifestyles	N/A	N/A

### State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy <i>(delete those not applicable)</i>	Comment
<b>SEPP (Primary Production) 2021 (formerly SREP 8 – Central Coast Plateau Areas)</b>	
Aims:	Not Applicable
(a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses	
(b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability,	
(c) Repealed	
(d) to protect regionally significant mining resources and extractive materials from sterilization,	
(e) to enable development for the purposes of extractive industries in specified locations,	
(f) Repealed	
(g) to protect the natural ecosystems of the region, and	
(h) to maintain opportunities for wildlife movement across the region, and	
(i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and	

<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
(j) to encourage the preparation of draft local environmental plans based on merits.	
<b>SEPP (Resources and Energy) 2021 (formerly SREP No. 9 – Extractive Industry (No 2 -1995))</b>	
<p>This plan aims:</p> <ul style="list-style-type: none"> <li>(a) to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance, and</li> <li>(b) to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 1 or 2, and</li> <li>(c) to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential, and</li> <li>(d) to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and</li> <li>(e) to prohibit development for the purpose of extractive industry on the land described in Schedule 3 in the Macdonald, Colo, Hawkesbury and Nepean Rivers, being land which is environmentally sensitive.</li> </ul>	Not Applicable
<b>SEPP (Biodiversity and Conservation) 2021 (formerly SREP 20 - Hawkesbury Nepean River (No 2 – 1997))</b>	
The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.	Not Applicable
<b>SEPP (Planning Systems) 2021 (formerly SEPP (Aboriginal Land) 2019)</b>	
<p>The aims of this Policy are:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</li> </ul>	Not applicable



<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
<b>SERPP (Primary Production) 2021 (formerly SEPP (Primary Production &amp; Rural Development) 2019)</b>	
<p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> <li>(a) to facilitate the orderly economic use and development of lands for primary production,</li> <li>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</li> <li>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</li> <li>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</li> <li>(e) to encourage sustainable agriculture, including sustainable aquaculture,</li> <li>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</li> <li>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</li> </ul>	<p>Not Applicable</p>
<b>SEPP (Housing) 2021 (formerly SEPP No 21 - Caravan Parks)</b>	
<p>The aim of this Policy is to encourage—</p> <ul style="list-style-type: none"> <li>(a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and</li> <li>(b) the proper management and development of land so used, for the purpose of</li> </ul>	<p>Not Applicable</p>

<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
<p>promoting the social and economic welfare of the community, and</p> <p>(c) the provision of community facilities for land so used, and</p> <p>(d) the protection of the environment of, and in the vicinity of, land so used.</p>	
<b>SEPP (Housing) 2021 (formerly SEPP No 36 – Manufactured Home Estates)</b>	
<p>The aims of this Policy are—</p> <p>(a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and</p> <p>(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and</p> <p>(c) to encourage the provision of affordable housing in well designed estates, and</p> <p>(d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and</p> <p>(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</p> <p>(f) to protect the environment surrounding manufactured home estates, and</p> <p>(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.</p>	<p>Not Applicable</p>
<b>SEPP (Resilience and Hazards) 2021 (formerly SEPP No. 55 – Remediation of Land)</b>	
<p>(1) The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land.</p> <p>(2) In particular, this Policy aims to promote the remediation of contaminated land for</p>	<p>Not Applicable</p>

<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
<p>the purpose of reducing the risk of harm to human health or any other aspect of the environment—</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and 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>	
<b>SEPP (Biodiversity and Conservation) 2021 (formerly SEPP No. 19 – Bushland in Urban Areas)</b>	
<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> <p>(a) Its value to the community as part of the natural heritage,</p> <p>(b) Its aesthetic value, and</p> <p>(c) Its value as a recreational, educational and scientific resource</p>	Not Applicable
<b>SEPP (Biodiversity and Conservation) 2021 (formerly SEPP (Koala Habitat Protection) 2021)</b>	
<p>Aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:</p> <p><b>Note: SEPP - Koala Habitat Protection 2020 remains in force over land zoned RU1 Primary Production, RU2 Rural Landscape and RU3 Forestry</b></p>	Not Applicable
<b>SEPP (Resilience and Hazards) 2021 (formerly SEPP (Coastal Management) 2018)</b>	
<p>The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with objects of the <i>Coastal Management Act 2016</i>, including the management objectives for each coastal management area, by:</p>	Not Applicable

<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</li> <li>(b) establishing a framework for land use planning to guide and decision-making in the coastal zone, and</li> <li>(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</li> </ul>	
<b>SEPP (Resources and Energy) 2021 (formerly SEPP (Mining, Petroleum Production &amp; Extractive Industries) 2007)</b>	
<p>The aims of this Policy are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries—</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and to promote the development of significant mineral resources, and</li> <li>(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</li> <li>(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development— <ul style="list-style-type: none"> <li>i. to recognise the importance of agricultural resources, and</li> <li>ii. to ensure protection of strategic agricultural land and water resources, and</li> </ul> </li> </ul>	<p>Not Applicable</p>

<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>iii. to ensure a balanced use of land by potentially competing industries, and</li> <li>iv. to provide for the sustainable growth of mining, petroleum and agricultural industries.</li> </ul>	
<b>SEPP (Biodiversity and Conservation) 2021 (formerly 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>	Not Applicable
<b>SEPP (Transport and Infrastructure) 2021 (formerly SEPP (Educational Establishments and Child Care Facilities) 2017)</b>	
<p>The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by—</p> <ul style="list-style-type: none"> <li>(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</li> <li>(b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and</li> <li>(c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and</li> <li>(b) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities</li> </ul>	Not Applicable

<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
<p>regarding educational establishments in their local area), and</p> <p>(c) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</p> <p>(d) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</p> <p>(e) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and</p> <p>(f) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.</p>	
<b>SEPP (Activation Precincts) 2020</b>	
<p>The aim of this Policy is to identify Activation Precincts in order to—</p> <p>(a) promote economic development, industry investment and innovation and to create employment in those Precincts, and</p> <p>(b) facilitate strategic and efficient development of land and infrastructure in those Precincts, and</p> <p>(c) protect and enhance land in those Precincts that has natural and cultural heritage value.</p>	Not Applicable
<b>SEPP (precincts-Regional) 2021 (formerly known as SEPP (Gosford City Centre) 2018</b>	
<p>The aims of this Policy are as follows—</p> <p>(a) to promote the economic and social revitalisation of Gosford City Centre,</p> <p>(b) to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce,</p>	<p>This SEPP is relevant to the proposal as it seeks to reclassify the subject sites to operational land by amending the table to Schedule 4– Part 1 as follows:</p> <ul style="list-style-type: none"> <li>• Column 1- Locality: Gosford</li> </ul>

<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
<p>education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,</p> <p>(c) to protect and enhance the vitality, identity and diversity of Gosford City Centre,</p> <p>(d) to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,</p> <p>(e) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,</p> <p>(f) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,</p> <p>(g) to help create a mixed use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,</p> <p>(h) to preserve and enhance solar access to key public open spaces,</p> <p>(i) to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,</p> <p>(j) to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.</p>	<ul style="list-style-type: none"> <li>Column 2- Lot B DP 321076 and Lot 2 DP 543135 73-75 Mann Street Gosford</li> </ul> <p>The proposal is consistent with the SEPP as reclassification of the subject sites will aid in the economic and social revitalisation of Gosford City Centre via the redevelopment for usage by Tafe NSW.</p>
<b>SEPP (Housing) 2021 (formerly SEPP (Affordable Rental Housing) 2009)</b>	
<p>The aims of this Policy are as follows—</p> <p>(a) to provide a consistent planning regime for the provision of affordable rental housing,</p> <p>(b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses</p>	<p>Not Applicable</p>

<b>State/Sydney Region Environmental Planning Policy (delete those not applicable)</b>	<b>Comment</b>
<p>and non-discretionary development standards,</p> <p>(c) to facilitate the retention and mitigate the loss of existing affordable rental housing,</p> <p>(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,</p> <p>(e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,</p> <p>(f) to support local business centres by providing affordable rental housing for workers close to places of work,</p> <p>(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>	



## Ministerial Section 9.1 Directions

Planning Systems	Comments
<b>1.1 Implementation of the Minister's Planning Principles</b>	
<ul style="list-style-type: none"> <li>• <i>In the preparation of a planning proposal the planning authority must have regard to the Minister's Planning Principles and give consideration to specific planning principles in the Ministers Planning Principles that are relevant to the preparation of the planning proposal.</i></li> <li>• <i>Where there is an inconsistency between a specific planning principle in the Minister's Planning Principles and any other Ministerial Direction under section 9.1 of the Environmental Planning and Assessment Act 1979 the Ministerial Direction should be followed to the extent of that inconsistency.</i></li> </ul>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>1.2 Implementation of Regional Plans</b>	
<p>1. <i>Planning proposals must be consistent with a Regional Plan released by the Minister for Planning and Public Spaces.</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>1.3 Development of Aboriginal Land Council Land</b>	
<p>1. <i>When preparing a planning proposal to which this direction applies, the planning proposal authority must take into account:</i></p> <p>(a) <i>any applicable development delivery plan made under the chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021; or</i></p> <p>(b) <i>if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction.</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>1.4 Approval and Referral Requirements</b>	
<p>1. <i>A planning proposal to which this direction applies must:</i></p> <p>(a) <i>minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</i></p> <p>(b) <i>not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</i></p> <p style="margin-left: 20px;"><i>i. the appropriate Minister or public authority, and</i></p> <p style="margin-left: 20px;"><i>ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act, and</i></p> <p>(c) <i>not identify development as designated development unless the relevant planning authority:</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Planning Systems	Comments
<ul style="list-style-type: none"> <li>i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and</li> <li>ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act.</li> </ul>	
<b>1.5 Site Specific Provisions</b>	
<ul style="list-style-type: none"> <li>1. A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either: <ul style="list-style-type: none"> <li>(a) allow that land use to be carried out in the zone the land is situated on, or</li> <li>(b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</li> <li>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</li> </ul> </li> <li>2. A planning proposal must not contain or refer to drawings that show details of the proposed development.</li> </ul>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>1.6 Parramatta Road Corridor Urban Transformation Strategy</b>	
<ul style="list-style-type: none"> <li>1. A planning proposal that applies to land in the nominated local government areas within the Parramatta Road Corridor must: <ul style="list-style-type: none"> <li>(a) give effect to the objectives of this direction,</li> <li>(b) be consistent with the Strategic Actions within the Parramatta Road Corridor Urban Transformation Strategy (November, 2016),</li> <li>(c) be consistent with the Parramatta Road Corridor Planning and Design Guidelines (November, 2016) and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant Precinct Guidelines,</li> <li>(d) be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016), and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, as applicable,</li> </ul> </li> </ul>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Planning Systems	Comments
<p>(e) contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),</p> <p>(f) be consistent with the relevant District Plan.</p>	
<b>1.7 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	
<p>1. Planning proposals to which this direction applies shall be consistent with the North West Priority Growth Area Land Use and Infrastructure 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>
<b>1.8 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
<p>1. Planning proposals shall be consistent with the interim Plan published in July 2017.</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>1.9 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
<p>1. A planning proposal is to be consistent with the Interim Land Use and Infrastructure Implementation Plan and Background Analysis, approved by the Minister for Planning and Public Spaces and as published on 5 August 2017 on the website of the Department of Planning, Industry and Environment (Implementation Plan).</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>1.10 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>	
<p>1. A planning proposal is to be consistent with the precinct plans approved by the Minister for Planning and Public Spaces and published on the Department's website on 22 December 2017.</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>1.11 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</b>	
<p>1. A planning proposal is to be consistent with the Western Sydney Aerotropolis Plan approved by the Minister for Planning and Public Spaces and as published on 10 September 2020 on the website of the Department of Planning, Industry and Environment.</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>

Planning Systems	Comments
<b>1.12 Implementation of Bayside West Precincts 2036 Plan</b>	
<p>1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the Bayside West Precincts 2036 Plan, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website in September 2018.</i></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>1.13 Implementation of Planning Principles for the Cooks Cove Precinct</b>	
<p>1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the following principles:</i></p> <ul style="list-style-type: none"> <li><i>(a) Enable the environmental repair of the site and provide for new recreation opportunities;</i></li> <li><i>(b) Not compromise future transport links (such as the South-East Mass Transit link identified in Future Transport 2056 and the Greater Sydney Region Plan) that will include the consideration of the preserved surface infrastructure corridor, noting constraints, including the Cooks River, geology, Sydney Airport and existing infrastructure will likely necessitate consideration of future sub-surface solutions and potential surface support uses;</i></li> <li><i>(c) Create a highly liveable community that provides choice for the needs of residents, workers and visitors to Cooks Cove;</i></li> <li><i>(d) Ensure best practice design and a high quality amenity with reference to the NSW design policy Better Placed;</i></li> <li><i>(e) Deliver an enhanced, attractive, connected and publicly accessible foreshore and public open space network and protect and enhance the existing market garden;</i></li> <li><i>(f) Safeguard the ongoing operation of Sydney Airport;</i></li> <li><i>(g) Enhance walking and cycling connectivity and the use of public transport to encourage and support a healthy and diverse community and help deliver a 30-minute city;</i></li> <li><i>(h) Deliver a safe road network that balances movement and place, provides connections to the immediate and surrounding areas, and is cognisant of the traffic conditions in this area; and</i></li> <li><i>(i) Enhance the environmental attributes of the site, including protected flora and fauna, riparian areas and wetlands and heritage. The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</i></li> </ul>	<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>1.14 Implementation of St Leonards and Crows Nest 2036 Plan</b>	
<p>1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the St Leonards and Crows Nest 2036 Plan, approved by the Minister for Planning and Public</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local</p>

Planning Systems	Comments
<i>Spaces and published on the Department of Planning, Industry and Environment website on 29 August 2020.</i>	Government Area (or former Wyong or Gosford LGAs).
<b>1.15 Implementation of Greater Macarthur 2040</b>	
1. <i>A planning proposal authority must ensure that a planning proposal is consistent with Greater Macarthur 2040, approved by the Minister for Planning and Public Spaces and as published on 19 November 2018 on the website of the Department of Planning, Industry and Environment.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.16 Implementation of the Pymont Peninsula Place Strategy</b>	
1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the Pymont Peninsula Place Strategy, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website on 11 December 2020, including that it:</i> <i>(a) gives effect to the objectives of this direction and the Vision (Part 5) of the Pymont Peninsula Place Strategy,</i> <i>(b) is consistent with the 10 directions (Part 6) and Structure Plan (Part 8) in the Pymont Peninsula Place Strategy,</i> <i>(c) delivers on envisaged future character for sub-precincts (Part 9), including relevant place priorities in the Pymont Peninsula Place Strategy, and</i> <i>(d) supports the delivery of the Big Moves (Part 7) in the Pymont Peninsula Place Strategy.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>1.17 North West Rail Link Corridor Strategy</b>	
1. <i>A planning proposal that applies to land located within the NWRL Corridor must:</i> <i>(a) give effect to the objectives of this direction</i> <i>(b) be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts</i> <i>(c) promote the principles of transit-oriented development (TOD) of the NWRL Corridor Strategy.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Design & Place	Comments
<b>2.1</b>	
Not active yet	Not active yet

Biodiversity & Conservation	Comments
<b>3.1 Conservation Zones</b>	
1. <i>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</i>	Applicable The Proposal is consistent with this direction.

Biodiversity & Conservation	Comments
<p>2. <i>A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.3 (2) of "Rural Lands".</i></p>	
<p><b>3.2 Heritage Conservation</b></p>	
<p>1. <i>A planning proposal must contain provisions that facilitate the conservation of:</i></p> <ul style="list-style-type: none"> <li><i>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</i></li> <li><i>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</i></li> <li><i>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</i></li> </ul>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<p><b>3.3 Sydney Drinking Water Catchments</b></p>	
<p>1. <i>A planning proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:</i></p> <ul style="list-style-type: none"> <li><i>(a) new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality, and</i></li> <li><i>(b) future land use in the Sydney drinking water catchment should be matched to land and water capability, and</i></li> <li><i>(c) the ecological values of land within a Special Area that is:</i> <ul style="list-style-type: none"> <li><i>i. reserved as national park, nature reserve or state conservation area under the National Parks and Wildlife Act 1974, or</i></li> <li><i>ii. declared as a wilderness area under the Wilderness Act 1987, or</i></li> <li><i>iii. owned or under the care control and management of the Sydney Catchment Authority, should be maintained.</i></li> </ul> </li> </ul> <p>2. <i>When preparing a planning proposal that applies to land within the Sydney drinking water catchment, the relevant planning authority must:</i></p>	<p>Not Applicable</p>



Biodiversity & Conservation	Comments								
<p>(a) ensure that the proposal is consistent with chapter 9 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and</p> <p>(b) give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by the Sydney Catchment Authority, and</p> <p>(c) zone land within the Special Areas owned or under the care control and management of Sydney Catchment Authority generally in accordance with the following:</p> <table border="0" data-bbox="183 571 774 1232"> <thead> <tr> <th data-bbox="183 571 478 604">Land</th> <th data-bbox="478 571 774 705">Zone under Standard Instrument (Local Environmental Plans) Order 2006</th> </tr> </thead> <tbody> <tr> <td data-bbox="183 705 478 806">Land reserved under the National Parks and Wildlife Act 1974</td> <td data-bbox="478 705 774 806">C1 National Parks and Nature Reserves</td> </tr> <tr> <td data-bbox="183 806 478 1019">Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level</td> <td data-bbox="478 806 774 1019">C2 Environmental Conservation</td> </tr> <tr> <td data-bbox="183 1019 478 1232">Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.</td> <td data-bbox="478 1019 774 1232">SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)</td> </tr> </tbody> </table> <p>and</p> <p>(d) consult with the Sydney Catchment Authority, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (1) of this direction, and</p> <p>(e) include a copy of any information received from the Sydney Catchment Authority as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP&amp;A Act.</p>	Land	Zone under Standard Instrument (Local Environmental Plans) Order 2006	Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves	Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation	Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)	
Land	Zone under Standard Instrument (Local Environmental Plans) Order 2006								
Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves								
Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation								
Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)								
<b>3.4 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b>									
<p>1. A planning proposal that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or an overlay and associated clause must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Councils C Zone Review Final Recommendations.</p>	Not Applicable								
<b>3.5 Recreational Vehicle Areas</b>									
<p>1. A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983):</p>	<p>Not Applicable</p> <p>The Proposal is consistent with this</p>								

Biodiversity & Conservation	Comments
<p>(a) where the land is within a conservation zone,</p> <p>(b) where the land comprises a beach or a dune adjacent to or adjoining a beach,</p> <p>(c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration:</p> <ul style="list-style-type: none"> <li>i. the provisions of the guidelines entitled <i>Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas</i>, Soil Conservation Service of New South Wales, September, 1985, and</li> <li>ii. the provisions of the guidelines entitled <i>Recreation Vehicles Act 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas</i>, State Pollution Control Commission, September 1985.</li> </ul>	<p>direction.</p>

Resilience & Hazards	Comments
<b>4.1 Flooding</b>	
<ol style="list-style-type: none"> <li>1. A planning proposal must include provisions that give effect to and are consistent with: <ul style="list-style-type: none"> <li>(a) the NSW Flood Prone Land Policy,</li> <li>(b) the principles of the Floodplain Development Manual 2005,</li> <li>(c) the Considering flooding in land use planning guideline 2021, and</li> <li>(d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</li> </ul> </li> <li>2. A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.</li> <li>3. A planning proposal must not contain provisions that apply to the flood planning area which: <ul style="list-style-type: none"> <li>(a) permit development in floodway areas,</li> <li>(b) permit development that will result in significant flood impacts to other properties,</li> <li>(c) permit development for the purposes of residential accommodation in high hazard areas,</li> <li>(d) permit a significant increase in the development and/or dwelling density of that land,</li> <li>(e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</li> </ul> </li> </ol>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>



Resilience & Hazards	Comments
<p>(f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</p> <p>(g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</p> <p>(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</p> <p>4. A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <p>(a) permit development in floodway areas,</p> <p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit a significant increase in the dwelling density of that land,</p> <p>(d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</p> <p>(e) are likely to affect the safe occupation of and efficient evacuation of the lot, or</p> <p>(f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</p> <p>5. For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>	
<p><b>4.2 Coastal Management</b></p>	
<p>1. A planning proposal must include provisions that give effect to and are consistent with:</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
<p>(a) <i>the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas;</i></p> <p>(b) <i>the NSW Coastal Management Manual and associated Toolkit;</i></p> <p>(c) <i>NSW Coastal Design Guidelines 2003; and</i></p> <p>(d) <i>any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</i></p> <p>2. <i>A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:</i></p> <p>(a) <i>within a coastal vulnerability area identified by the State Environmental Planning Policy (Coastal Management) 2018; or</i></p> <p>(b) <i>that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:</i></p> <p>i. <i>by or on behalf of the relevant planning authority and the planning proposal authority, or</i></p> <p>ii. <i>by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</i></p> <p>3. <i>A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 3 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.</i></p> <p>4. <i>A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under the State Environmental Planning Policy (Coastal Management) 2018:</i></p> <p>(a) <i>Coastal wetlands and littoral rainforests area map;</i></p> <p>(b) <i>Coastal vulnerability area map;</i></p> <p>(c) <i>Coastal environment area map; and</i></p> <p>(d) <i>Coastal use area map.</i></p> <p><i>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.</i></p>	
<p><b>4.3 Planning for Bushfire Protection</b></p>	

Resilience & Hazards	Comments
<ol style="list-style-type: none"> <li>1. <i>In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&amp;A Act, and take into account any comments so made.</i></li> <li>2. <i>A planning proposal must:</i> <ol style="list-style-type: none"> <li>(a) <i>have regard to Planning for Bushfire Protection 2019,</i></li> <li>(b) <i>introduce controls that avoid placing inappropriate developments in hazardous areas, and</i></li> <li>(c) <i>ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).</i></li> </ol> </li> <li>3. <i>A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</i> <ol style="list-style-type: none"> <li>(a) <i>provide an Asset Protection Zone (APZ) incorporating at a minimum:</i> <ol style="list-style-type: none"> <li>i. <i>an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</i></li> <li>ii. <i>an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,</i></li> </ol> </li> <li>(b) <i>for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</i></li> <li>(c) <i>contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</i></li> <li>(d) <i>contain provisions for adequate water supply for firefighting purposes,</i></li> <li>(e) <i>minimise the perimeter of the area of land interfacing the hazard which may be developed,</i></li> <li>(f) <i>introduce controls on the placement of combustible materials in the Inner Protection Area.</i></li> </ol> </li> </ol>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>4.4 Remediation of Contaminated Lands</b>	
<ol style="list-style-type: none"> <li>1. <i>A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</i></li> </ol>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
<p>(a) <i>the planning proposal authority has considered whether the land is contaminated, and</i></p> <p>(b) <i>if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</i></p> <p>(c) <i>if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose.</i></p> <p><i>In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</i></p> <p>2. <i>Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</i></p>	
<p><b>4.5 Acid Sulfate Soils</b></p>	
<p>1. <i>The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</i></p> <p>2. <i>When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</i></p> <p>(a) <i>the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or</i></p> <p>(b) <i>other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</i></p> <p>3. <i>A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
<p><i>community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</i></p> <p>4. <i>Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).</i></p>	
<b>4.6 Mine Subsidence &amp; Unstable Land</b>	
<p>1. <i>When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must:</i></p> <p>(a) <i>consult Subsidence Advisory NSW to ascertain:</i></p> <p style="margin-left: 20px;">i. <i>if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and</i></p> <p style="margin-left: 20px;">ii. <i>the scale, density and type of development that is appropriate for the potential level of subsidence, and</i></p> <p>(b) <i>Incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and</i></p> <p>(c) <i>include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act.</i></p> <p>2. <i>A planning proposal must not permit development on land.</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Transport & Infrastructure	Comments
<b>5.1 Integrating Land Use &amp; Transport</b>	
<p>1. <i>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</i></p> <p>(a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i></p> <p>(b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>5.2 Reserving Land for Public Purposes</b>	
<p>1. <i>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Transport & Infrastructure	Comments
<p>Secretary (or an officer of the Department nominated by the Secretary).</p> <p>2. When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>3. When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <p>(a) include the requested provisions, or</p> <p>(b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</p> <p>4. When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</p>	
<b>5.3 Development Near Regulated Airports and Defence Airfields</b>	
<p>1. In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must:</p> <p>(a) consult with the lessee/operator of that airport;</p> <p>(b) take into consideration the operational airspace and any advice from the lessee/operator of that airport;</p> <p>(c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p> <p>(d) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>2. In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</p> <p>(a) consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</p> <p>(b) for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>



Transport & Infrastructure	Comments
<p>(c) <i>not allow development types that are incompatible with the current and future operation of that airport.</i></p> <p>(d) <i>obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act.</i></p> <p>3. <i>In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</i></p> <p>(a) <i>consult with the Department of Defence if:</i></p> <p>i. <i>the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or</i></p> <p>ii. <i>no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield.</i></p> <p>(b) <i>for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</i></p> <p>(c) <i>not allow development types that are incompatible with the current and future operation of that airfield.</i></p> <p>4. <i>A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic-Aircraft Noise Intrusion – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:</i></p> <p>(a) <i>for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or</i></p> <p>(b) <i>for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</i></p> <p>(c) <i>for commercial or industrial purposes where the ANEF is above 30.</i></p> <p>5. <i>A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.</i></p>	
<b>5.4 Shooting Ranges</b>	
<p>1. <i>A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of:</i></p> <p>(a) <i>permitting more intensive land uses than those which are permitted under the existing zone; or</i></p> <p>(b) <i>permitting land uses that are incompatible with the noise emitted by the existing shooting range.</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Housing	Comments
<b>6.1 Residential Zones</b>	
<ol style="list-style-type: none"> <li>1. <i>A planning proposal must include provisions that encourage the provision of housing that will:</i> <ol style="list-style-type: none"> <li>(a) <i>broaden the choice of building types and locations available in the housing market, and</i></li> <li>(b) <i>make more efficient use of existing infrastructure and services, and</i></li> <li>(c) <i>reduce the consumption of land for housing and associated urban development on the urban fringe, and</i></li> <li>(d) <i>be of good design.</i></li> </ol> </li> <li>2. <i>A planning proposal must, in relation to land to which this direction applies:</i> <ol style="list-style-type: none"> <li>(a) <i>contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</i></li> <li>(b) <i>not contain provisions which will reduce the permissible residential density of land.</i></li> </ol> </li> </ol>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>6.2 Caravan Parks and Manufactured Home Estates</b>	
<ol style="list-style-type: none"> <li>1. <i>In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</i> <ol style="list-style-type: none"> <li>(a) <i>retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</i></li> <li>(b) <i>retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.</i></li> </ol> </li> <li>2. <i>In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</i> <ol style="list-style-type: none"> <li>(a) <i>take into account the categories of land set out in Schedule 6 of State Environmental Planning Policy (Housing) as to where MHEs should not be located,</i></li> <li>(b) <i>take into account the principles listed in clause 9 Schedule 5 of State Environmental Planning Policy (Housing)(which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and</i></li> <li>(c) <i>include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent..</i></li> </ol> </li> </ol>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Industry & Employment	Comments
<b>7.1 Business &amp; Industrial Zones</b>	



Industry & Employment	Comments
<p>1. A planning proposal must:</p> <ul style="list-style-type: none"> <li>(a) give effect to the objectives of this direction,</li> <li>(b) retain the areas and locations of existing business and industrial zones,</li> <li>(c) not reduce the total potential floor space area for employment uses and related public services in business zones,</li> <li>(d) not reduce the total potential floor space area for industrial uses in industrial zones, and</li> <li>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.</li> </ul>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<p><b>7.2 Reduction in non-hosted short-term rental accommodation period</b></p>	
<p>1. The council must include provisions which give effect to the following principles in a planning proposal to which this direction applies:</p> <ul style="list-style-type: none"> <li>(a) non-hosted short term rental accommodation periods must not be reduced to be less than 90 days</li> <li>(b) the reasons for changing the non-hosted short-term rental accommodation period should be clearly articulated</li> <li>(c) there should be a sound evidence base for the proposed change, including evidence of the availability of short-term rental accommodation in the area (or parts of the area) in the 12 months preceding the proposal, relative to the amount of housing in the area, and trend data on the availability of short-term rental accommodation over the past 5 years.</li> <li>(d) the impact of reducing the non-hosted short-term rental accommodation period should be analysed and explained, including social and economic impacts for the community in general, and impacted property owners specifically.</li> </ul>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<p><b>7.3 Commercial and Retail Development along the Pacific Highway, North Coast</b></p>	
<p>1. A planning proposal that applies to land located on "within town" segments of the Pacific Highway must provide that:</p> <ul style="list-style-type: none"> <li>(a) new commercial or retail development must be concentrated within distinct centres rather than spread along the highway;</li> <li>(b) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway; and</li> <li>(c) for the purposes of this paragraph, "within town" means areas which, prior to the draft local environmental plan, have an urban zone (e.g.: "village", "residential", "tourist", "commercial", "industrial", etc) and where the Pacific Highway speed limit is less than 80km/hour.</li> </ul> <p>2. A planning proposal that applies to land located on "out-of-town" segments of the Pacific Highway must provide that:</p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Industry & Employment	Comments																				
<p>(a) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this direction;</p> <p>(b) development with frontage to the Pacific Highway must consider the impact the development has on the safety and efficiency of the highway; and</p> <p>(c) for the purposes of this paragraph, "out-of-town" means areas which, prior to the draft local environmental plan, do not have an urban zone (e.g.: "village", "residential", "tourist", "commercial", "industrial", etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater.</p> <p>3. Notwithstanding the requirements of paragraphs (1) and (2), the establishment of highway service centres may be permitted at the localities listed in Table 1, provided that Roads and Maritime Services is satisfied that the highway service centre(s) can be safely and efficiently integrated into the Highway interchange(s) at those localities. For the purposes of this paragraph, a highway service centre has the same meaning as is contained in the Standard Instrument (Local Environmental Plans) Order 2006.</p> <p><b>Table 1: Highway service centres that can proceed</b></p> <table border="1"> <thead> <tr> <th>Town</th> <th>Locality</th> </tr> </thead> <tbody> <tr> <td>Chinderah</td> <td>Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)</td> </tr> <tr> <td>Ballina</td> <td>Teven Road interchange</td> </tr> <tr> <td>Macleay</td> <td>Southern interchange</td> </tr> <tr> <td>Woolgoolga</td> <td>Northern interchange at Arrawarra</td> </tr> <tr> <td>Nambucca Heads</td> <td>Nambucca Heads interchange</td> </tr> <tr> <td>Kempsey</td> <td>South Kempsey interchange</td> </tr> <tr> <td>Port Macquarie</td> <td>Oxley Highway interchange (both sides of the Pacific Highway)</td> </tr> <tr> <td>Taree</td> <td>Old Bar Road interchange</td> </tr> <tr> <td>Tomago</td> <td>In the vicinity of Tomago Road / South Heatherbrae</td> </tr> </tbody> </table>	Town	Locality	Chinderah	Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)	Ballina	Teven Road interchange	Macleay	Southern interchange	Woolgoolga	Northern interchange at Arrawarra	Nambucca Heads	Nambucca Heads interchange	Kempsey	South Kempsey interchange	Port Macquarie	Oxley Highway interchange (both sides of the Pacific Highway)	Taree	Old Bar Road interchange	Tomago	In the vicinity of Tomago Road / South Heatherbrae	
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Resources & Energy	Comments
<b>8.1 Mining, Petroleum Production and Extractive Industries</b>	
<p>1. In the preparation of a planning proposal affected by this direction, the relevant planning authority must:</p> <p>(a) consult the Secretary of the Department of Primary Industries (DPI) to identify any:</p> <ul style="list-style-type: none"> <li>i. resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and</li> <li>ii. existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and</li> </ul> <p>(b) seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and</p> <p>(c) identify and take into consideration issues likely to lead to land use conflict between other land uses and:</p> <ul style="list-style-type: none"> <li>i. development of resources identified under (1)(a)(i), or</li> <li>ii. existing development identified under (1)(a)(ii).</li> </ul>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resources & Energy	Comments
<p>2. <i>Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must:</i></p> <p>(a) <i>provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</i></p> <p>(b) <i>allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</i></p> <p>(c) <i>include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act.</i></p>	

Primary Production	Comments
<b>9.1 Rural Zones</b>	
<p>1. <i>A planning proposal must:</i></p> <p>(a) <i>not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</i></p> <p>(b) <i>not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
<b>9.2 Rural Lands</b>	
<p>1. <i>A planning proposal must:</i></p> <p>(a) <i>be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement</i></p> <p>(b) <i>consider the significance of agriculture and primary production to the State and rural communities</i></p> <p>(c) <i>identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources</i></p> <p>(d) <i>consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions</i></p> <p>(e) <i>promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities</i></p> <p>(f) <i>support farmers in exercising their right to farm</i></p> <p>(g) <i>prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use</i></p> <p>(h) <i>consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Primary Production	Comments
<p><i>Production) 2021 for the purpose of ensuring the ongoing viability of this land</i></p> <p><i>(i) consider the social, economic and environmental interests of the community.</i></p> <p><i>2. A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:</i></p> <p><i>(a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses</i></p> <p><i>(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains</i></p> <p><i>(c) where it is for rural residential purposes:</i></p> <p><i>i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres</i></p> <p><i>ii. is necessary taking account of existing and future demand and supply of rural residential land.</i></p>	
<p><b>9.3 Oyster Aquaculture</b></p>	
<p><i>1. In the preparation of a planning proposal the relevant planning authority must:</i></p> <p><i>(a) identify any 'Priority Oyster Aquaculture Areas' and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply,</i></p> <p><i>(b) identify any proposed land uses which could result in any adverse impact on a 'Priority Oyster Aquaculture Area' or oyster aquaculture leases outside such an area,</i></p> <p><i>(c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use in compatibility,</i></p> <p><i>(d) consult with the Secretary of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and</i></p> <p><i>(e) ensure the planning proposal is consistent with the Strategy.</i></p> <p><i>2. Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must:</i></p> <p><i>(a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</i></p> <p><i>(b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</i></p> <p><i>(c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Primary Production	Comments
<p><i>Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act.</i></p>	
<p><b>9.4 Farmland of State and Regional Significance on the NSW Far North Coast</b></p>	
<p>1. A planning proposal must not:</p> <ul style="list-style-type: none"> <li>(a) <i>rezone land identified as "State Significant Farmland" for urban or rural residential purposes.</i></li> <li>(b) <i>rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes.</i></li> <li>(c) <i>rezone land identified as "significant non-contiguous farmland" for urban or rural residential purposes.</i></li> </ul>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</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 subject proposal seeks to reclassify the subject sites and does not change the existing zone of the lands. The proposal is therefore considered consistent with the strategy as it does not impede current or future*

## **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 subject proposal seeks to reclassify the subject sites and does not seek to enable development now. Therefore, it is considered the proposal has no implications for the Biodiversity Strategy.*

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

<b>Strategies</b>	<b>Assessment/Comment</b>
1 Revitalise our centres	The reclassification of the subject sites allows the continued reuse for redevelopment via TAFE NSW.
2 Renew urban form	The subject sites will be redeveloped once reclassified which will enable urban renewal.
3 Define the urban edge	The proposed reclassification does not change the existing urban edge.
4 Create a sustainable region	The proposed reclassification will enable redevelopment of the sites which will provide a renewed urban context and continued use of the sites.

## Interim Local Strategic Planning Statement (LSPS)

Planning Priority <i>(please delete those not relevant to the Planning Proposal)</i>	Actions	Assessment/Comment
<b>Centres and Corridors</b>		
1 Align development to our infrastructure capacity	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. <b>(CCRP Direction 4, 17)</b>	N/A
2 Prioritise sustainable development in our Regional City Centre and existing centres	<p>Undertake a region wide review of existing centres and develop a Centres Hierarchy and Strategy to inform future sustainable development in our centres <b>(CCRP Direction 3, 7, 16, 17, 18)</b></p> <p>Terrigal is to be changed from a “Town Centre” to a “Local Centre” in the proposed Centres Hierarchy and Strategy.</p> <p>Add a new “Village” category to the proposed Centres Hierarchy and Strategy to:</p> <p>Protect the unique characteristics of these areas, including natural areas and character; and,</p> <p>Support local business sustainability and retain the existing amenity.</p> <p>Work with the State Government in implementing the Urban Design Framework for Gosford City Centre, as appropriate. <b>(CCRP Direction 1, 2)</b></p> <p>Review and update the Gosford Streetscape Masterplan. <b>(CCRP Direction 1, 2)</b></p> <p>Adopt and implement the Heritage Interpretation Plan for Gosford City Centre.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>



3 Grow the Regional Economic Corridors, to support a strong local economy	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. <b>(CCRP Direction 2, 3, 7, 15)</b>	N/A
	Develop a Precinct Plan for Somersby Business Park and surrounds to create a Regional employment gateway with access to the Sydney and Hunter regions. <b>(CCRP Direction 2, 3, 7)</b>	N/A
	Prepare a Structure Plan for the Greater Warnervale area to nominate areas for growth and investment.	N/A
4 Renew our Centres as places for people	Develop centre structure plans and identify urban renewal, master planning and place making projects within our growing strategic and town centres. <b>(CCRP Direction 1, 2, 16, 18)</b>	N/A
	Review development capacities (planning controls) for identified Strategic and Town Centres to determine opportunities for growth. <b>(CCRP Direction 2, 3, 16)</b>	N/A
	Review of the Entrance Planning Strategy and Masterplan.	N/A
	Prepare a sustainable transport study for the Entrance Peninsula, as part of the review of the Entrance Planning Strategy and Masterplan.	N/A
	Review of the Toukley Planning Strategy.	N/A
	Review of the Bateau Bay Masterplan to investigate possibility of creating a “lifestyle precinct”.	N/A
	Develop sustainable transport strategies as part of corridor strategies and	N/A

	<p>other plans to reduce reliance on private vehicle use and support sustainable transport objectives, including supporting infrastructure such as bus stops, shuttle buses, existing pathways and pedestrian access. <b>(CCRP Direction 16, 17)</b></p>	
5 Future planning that enables the development of active and liveable centres	<p>Prepare precinct plans for centres at Woy Woy, East Gosford, Erina, West Gosford and Tuggerah to support revitalisation and localised development opportunities. <b>(CCRP Direction 1, 2, 16, 18)</b></p>	N/A
	<p>Develop a Wyong Town Centre Precinct Plan as a mixed-use centre for the north of the Region. <b>(CCRP Direction 2, 7, 16, 18)</b></p>	N/A
6 Activate the Gosford waterfront, public spaces as a catalyst project.	<p>Work with the State Government to deliver a new regional recreational facility at the Gosford waterfront with improved connections to the Gosford City Centre <b>(CCRP Direction 1, 2, 3)</b></p>	N/A
<b>Housing</b>		
7 Provide well designed housing with high standards of sustainability features.	<p>Develop Centre Structure and Precinct Plans, together with a comprehensive review of planning controls to ensure that housing density and built form is planned and designed to maximise amenity. <b>(CCRP Direction 2, 15, 18)</b></p>	N/A
8 Provide for the housing needs of our growing region	<p>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. <b>(CCRP Direction 15, 17, 19, 20, 21, 22)</b></p>	N/A
	<p>Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community. <b>(CCRP Direction 19, 20, 21)</b></p>	N/A

9 Plan for the sustainable development of our future urban release areas	Prepare the Lake Munmorah Structure Plan and Greater Warnervale Structure Plan to provide the strategic vision and direction for the sustainable development of our future urban release areas. <b>(CCRP Direction 19, 22)</b>	N/A
	Prepare a Master Plan for the Lake Munmorah Local Centre, in consultation with the landowner and incorporate outcomes into the site specific Development Control Plan.	N/A
	Prepare a Public Domain Plan for the Lake Munmorah Neighbourhood Centre.	N/A
	Undertake a review and update of the Northern Districts Contributions Plan.	N/A
10 A consistent and balanced approach to land use planning and development supporting the directions and goals of the Central Coast Regional Plan 2036, themes and focus areas of the Central Coast Community Strategic Plan 2018.	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.	N/A
	Undertake a character assessment across the Central Coast LGA to inform local plans, statements and strategies	N/A
	Prepare a suite of strategies to support new land use planning controls (including sustainable built form) as part of the Comprehensive Local Environmental Plan and Development Control Plan.	N/A
<b>Economics</b>		
11 Facilitate Emerging Logistics, Warehousing, Manufacturing and Innovative and Green Economy Enterprises	Develop the Central Coast's Somersby to Erina Corridor Strategy, to provide an important connection from the regional gateway of Somersby to Gosford City Centre and beyond. <b>(CCRP Direction 1, 2, 4, 5)</b>	N/A

	Develop the Tuggerah to Wyong Corridor Strategy to promote economic growth, jobs and development and leverage the improved connectivity from the proposed Link Road and Pacific Highway upgrade. <b>(CCRP Direction 2, 3, 4, 5)</b>	N/A
	Investigate and support potential growth in warehousing and logistics on existing and planned industrially zoned land within the Regional Gateways of Somersby and Warnervale. <b>(CCRP Direction 2, 3,4, 5)</b>	N/A
12 Build the Knowledge Economy and support Health and Wellness Industries	Develop Activity Hubs within Centre Structure Plans, as the heart of key Centres, providing core elements such as a transport interchange, education facilities, business centres, Wifi connectivity, smart hubs, fresh food markets, health and medical services, library and childcare options, creating dynamic urban environments that encourage the exchange of ideas, opportunities for creativity and an appealing lifestyle. <b>(CCRP Direction 1, 2, 3, 16, 18)</b>	N/A
	Prepare a Health Precinct Plan to capitalise on the redevelopment of Wyong Hospital and promote health and wellness industries. <b>(CCRP Direction 2, 3)</b>	N/A
	Establish and partner with Universities to foster collaboration and attraction of new high value industry and to enhance existing established industries.	N/A
13 Grow Regionally Competitive Tourism Destinations across the entire Central Coast	Development of local Centres, by enhancing cultural identity along with local accommodation options and a strong public transport system will benefit locals and	N/A

	visitors alike. Work in partnership with the Tourism Industry and State Government to develop visitor facilities and attractions, including new tourist destinations, hotels and accommodation opportunities.	
	Develop a Tourism Opportunity Plan / Strategy to position the Central Coast as an attractor for economic growth and lifestyle opportunity through a consolidated marketing strategy (forming partnership between industry and other governments, including branding, marketing and events). This includes promoting agribusiness and rural tourism opportunities.	N/A
	Develop a Tourism Opportunity and Evening Economy Plan for the Entrance. This includes enhancing our public open spaces and infrastructure to support and increase existing and future tourism opportunities.	N/A
14 Facilitate economic development to increase local employment opportunities for the community	Prepare the Central Coast Economic Development Strategy to support sustainable growth and investment in the region.	N/A
	Prepare an Employment Lands Study and Strategy for the Central Coast to ensure appropriately zoned and serviced land is available to support future projected demand.	N/A
	Support technological advancement and innovation in waste minimisation, resource recovery and by-product conversion to promote a regional circular economy.	N/A
	Develop an Evening Economy Strategy and review the Outdoor Dining Policy.	N/A
	Include a Lighting Strategy and Master Plan for key evening economy areas as part of a Public Domain Toolkit to increase safety.	
<b>Open Space</b>		

15 Plan for a hierarchy of recreational open space based on current and future needs	Prepare an Active Lifestyles Strategy for the Central Coast including a Recreational Needs Analysis that considers the strategic distribution and use of recreational open space and develops a long-term strategic direction for the provision of recreational open space to effectively address community needs. <b>(CCRP Direction 18)</b>	N/A
	Increase the provision of quality and sustainable recreation opportunities through provision of multiuse facilities to support the growing population in the NWSSP urban release precincts.	N/A
	Improve and develop shared pathway linkages to connect isolated communities in the NWSSP urban release precincts.	N/A
16 Distinguish our recreational open space assets from our natural assets	Develop a Green Infrastructure Audit and Strategy that reviews our green infrastructure assets and provides guidelines around the provision of council owned recreational open space and natural areas.	N/A
	Prepare a Nature-based Recreation Strategy for Council natural areas	N/A
17 A Strategy that supports neighbourhood “pocket parks” accessible to local communities within walking distance in addition to larger recreational multi-use open space destinations	As part of the Active Lifestyles Strategy, undertake an audit of our open space assets (using place base consultations) to determine the recreational needs of the community, including locally accessible neighbourhood “pocket parks” to multi-use regional facilities. The audit will provide an evidence base for the appropriate provision and location of parks. <b>(CCRP Direction 18)</b>	N/A

	Incorporate active living principles in planning strategies and structure plans to ensure open space networks are provided and designed to promote active transport. <b>(CCRP Direction 18)</b>	N/A
<b>Community and Cultural</b>		
18 Undertake priority precinct planning	Develop a Central Coast Community Facilities Strategy that identifies priority precincts for facility renewal, integrated community hubs, consistent with Council's strategic planning framework and centre master planning. <b>(CCRP Direction 18)</b>	N/A
	Design and deliver a Regional Library and associated community facilities in Gosford. <b>(CCRP Direction 1, 18)</b>	N/A
	Develop a Central Coast Cultural Plan to provide a framework to guide arts and cultural development.	N/A
19 Investigate Public Private Partnerships	Develop a policy regarding Private Public Partnerships (PPP).  Continue to seek opportunities and provide incentives for private sector investment in the planning and delivery of our community facilities and programs in accordance with a PPP Policy <b>(CCRP Direction 18)</b>	N/A
<b>Heritage</b>		
20 Recognise and protect the natural, built and cultural heritage of the Central Coast	Undertake a review of existing and potential heritage items and make recommendations on protecting items of heritage  significance from the impacts of development through the Local Environmental Plan. <b>(CCRP Direction 8)</b>	N/A

	Prepare a Central Coast Heritage Strategy to ensure best heritage conservation practice, innovative programs to interpret and	N/A
	share our local heritage, as well as projects that acknowledge and support the community preserving places and stories. <b>(CCRP Direction 8)</b>	
	Develop Conservation Management Plans or Strategies for Council owned heritage items.	N/A
	Undertake an Aboriginal cultural heritage study for the Central Coast LGA aiming at improving understanding and protection of Aboriginal cultural heritage. <b>(CCRP Direction 6)</b>	N/A
21 Interpret and share our cultural heritage	Adopt and implement the Gosford CBD Heritage Interpretation Strategy, providing a framework and recommendations for bringing the heritage of Gosford to life using innovative, inclusive and interactive ways to engage visitors and the community. <b>(CCRP Direction 8)</b>	N/A
	Develop a holistic Heritage Interpretation Strategy for the Wyong Town Centre and associated Heritage Conservation Area. <b>(CCRP Direction 8)</b>	N/A
	Develop a Heritage Interpretation Strategy for the Woy Woy Town Centre. <b>(CCRP Direction 8)</b>	N/A
	Development a Cultural Heritage Tourism Strategy for the Central Coast that responds to the Central Coast Destination Management Plan.	N/A
<b>Environment</b>		
22 Create Sustainable and Resilient communities	Develop a Sustainability Strategy for the Central Coast Region to influence the quality, sustainability and resilience of new	N/A



	neighbourhoods and communities. <b>(CCRP Direction 12)</b>	
	Review planning controls to require high standards of design and construction, including energy and water efficiency, liveability measures, waste minimization and emissions reduction	N/A
	Protect and minimise land use impacts on the region's drinking water catchments and lagoons by ensuring water quality objectives are included in Council's planning controls. <b>(CCRP Direction 13)</b>	N/A
	Develop the Central Coast Green Grid Plan and urban heat island mapping to improve urban ecosystems, urban amenity, connectivity and liveability of public spaces for the benefit of the Central Coast community.	N/A
	Prepare a Waste Strategy to manage and harness waste as a resource and support technological advancement and innovation in waste minimisation, resource recovery and by-product conversion to promote a regional circular economy.	N/A
23 Provide clear direction on climate change action in the region	Implement the Climate Change Policy for the Central Coast to provide clear direction for Council and the community to guide planning and development;	N/A
	and build the regions' resilience to climate change and natural hazards. <b>(CCRP Direction 14)</b>	
	Develop Place-Based Climate Action Plans in partnership with the community that establishes regional targets for mitigation and prioritises local adaption planning (sea level rise,	N/A

	coastal hazards and disaster management. <b>(CCRP Direction 14)</b>	
	Develop the Disaster Resilience Strategy to ensure disaster risks are considered in planning and project delivery. <b>(CCRP Direction 14)</b>	N/A
	Support initiatives and education programs to enhance the Central Coast communities understanding of and build resilience to climate change risks.	N/A
24 Map, protect, and cherish natural areas and ecosystems	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 and the Coastal Open Space System. <b>(CCRP Direction 12)</b>	N/A
	Protect and expand the Coastal Open Space System (COSS) as part of the Biodiversity Strategy including consideration of funding mechanisms.	N/A
	Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review).	N/A
25 Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards	Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast. <b>(CCRP Direction 12)</b>	N/A
	Prepare the Tuggerah Lakes Coastal Management Program to manage flooding and water quality.	N/A
26 Manage heat wave risks through strategic	Finalise and implement the Greener Places Strategy	N/A

planting and maintenance of vegetation

to mitigate the impacts of climate change on the regions water resources, coastal ecosystems, infrastructure, health, agriculture and biodiversity. **(CCRP Direction 14)**

### Agriculture and Rural Land

27 Protect important agricultural lands as an economic resource and for local sustainability

Prepare a Rural Lands Study and Strategy having regard to the region's biophysical, infrastructure, and socio-economic factors and with a focus on protecting the Central Coast's viable agricultural lands. **(CCRP Direction 11)**

N/A

Work with the State Government to identify and map the most productive and highly suitable land for agricultural industries and natural resource extraction in the Central Coast region. **(CCRP Direction 11)**

N/A

28 Minimise rural residential sprawl and support rural tourism

Investigate the suitability for urban development, having regard to agricultural production and environmental protection priorities, and the ability to provide critical infrastructure. **(CCRP Direction 23)**

N/A

29 Preserve environmental, scenic, heritage and cultural landscapes

Determine areas within the rural landscape which require preservation because of environmental, scenic, heritage and cultural values, as part of the Rural Lands Study and Strategy. **(CCRP Direction 8)**

N/A

### Transport

30 Improve Connectivity within and between our Centres

The Transport Strategy 2056 identifies the need for place-based plans, considering the implementation of the movement and place framework for prioritised

N/A

	<p>key hubs across the Central Coast region.</p> <p>Central Coast Council will collaborate closely with State Government Agencies in the development of the draft Central Coast Future Transport Regional Plan to support active and vibrant centres in the Central Coast region. <b>(CCRP Direction 15)</b></p>	
	<p>Integrate the Movement and Place Framework developed by Transport for NSW into structure planning, precinct planning and master planning. <b>(CCRP Direction 15)</b></p>	N/A
	<p>Advocate and plan for a public transport interchange at Warnervale, to facilitate development of a future strategic centre.</p>	N/A
31 Provide efficient and accessible Public transportation	<p>Develop a consolidated a high- quality and high-capacity 'Active Transport Strategy', inclusive of cycle, walking, rapid bus, light rail and local ferry networks. <b>(CCRP Direction 15)</b></p>	N/A
	<p>Work with private and public transportation providers to develop a Coast wide accessible and on-demand service that enables all communities access to key services. Provision of on-demand services should aim to provide 'end to end' journeys by connecting transport hubs in our centres to smaller towns and villages, providing efficient transport in areas that currently have few or no service. <b>(CCRP Direction 15)</b></p>	N/A
32 Develop a region wide network	<p>Implement the Central Coast Pedestrian Access</p>	N/A

of shared pathways and cycleways to maximise access to key locations and facilities.

and Mobility Plan and Bike Plan **(CCRP Direction 15)**

**Water and Sewer**

33 Deliver Essential Infrastructure	Continue to deliver infrastructure projects through Councils Operational Plans, Delivery Plans and Capital Works projects. which support the needs of the community and encourages consideration of environmental, social and economic outcomes in infrastructure decision making. <b>(CCRP Direction 17)</b>	N/A
	Deliver the Mardi to Warnervale Pipeline by 2022 and Mangrove Creek Dam spillway rectification works by 2024 to provide regional water supply capacity and contribute to drought security.	N/A
Protect the security of our water supply catchments	Protect and minimise land use impacts on the region's drinking water catchments by ensuring water quality objectives are included in Council's planning controls. <b>(CCRP Direction 13)</b>	N/A
34 Optimise Asset Management	Develop and adopt an Asset Management Strategy to provide a framework for managing infrastructure assets which supports the needs of the community and encourages consideration of environmental, social and economic outcomes in infrastructure decision making. <b>(CCRP Direction 17)</b>	N/A
	Develop a Sea Level Rise Policy to inform asset planning and development.	N/A
35 Integrate land use	Review Servicing and Infrastructure Capacity	N/A

and infrastructure	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. <b>(CCRP Direction 17)</b>	
36 Review funding mechanisms to deliver essential infrastructure for the region	Develop a new suite of Local Contributions Plans to align essential and priority infrastructure requirements (such as roads and servicing) with future needs. <b>(CCRP Direction 17)</b>	N/A
<b>Waste</b>		
37 Explore the viability of integrated resource recovery precinct(s)	Develop and implement the Central Coast Waste Avoidance and Resource Recovery Strategy	N/A
38 Review land use provisions and policy options to foster the development of a local circular economy	Investigate potential policy changes to the Local Environmental Plan to support the transition to a local circular economy.	N/A
	Review Council's Development Control Plan and Waste Control Guidelines to ensure circular economy principles and best practice approaches are integrated into Council's assessment processes.	N/A
39 Review the current public waste network and enhance public waste infrastructure	Improve the current public place network by integrating and enhancing public waste infrastructure when developing streetscape and public domain plans.	N/A

## Community Strategic Plan Assessment

Objective/Requirement	Comment
<b>BELONGING</b>	
<b>OUR COMMUNITY SPIRIT IS OUR STRENGTH</b>	
A1 Work within our communities to connect people, build capacity and create local solutions and initiatives	N/A
A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	N/A
A3 Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people	N/A
A4 Enhance community safety within neighbourhoods, public spaces and places	N/A
<b>CREATIVITY, CONNECTION AND LOCAL IDENTITY</b>	
B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	N/A
B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year	N/A
B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life	N/A
B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	N/A
<b>SMART</b>	
<b>A GROWING AND COMPETITIVE REGION</b>	
C1 Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast	The proposed reclassification and redevelopment of the sites will enable economic development in growth areas.
C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists	The subject proposal will enable revitalisation of Gosford City centre.
C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	The reclassification will facilitate the redevelopment of the sites via Tafe NSW increasing job containment in the region.
C4 Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly	N/A
<b>A PLACE OF OPPORTUNITY FOR PEOPLE</b>	
D1 Foster innovation and partnerships to develop local entrepreneurs and support start-ups	N/A
D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises	N/A
D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers	The reclassification of the subject sites will enable them to be utilised by Tafe NSW which is in support of this direction.
D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering	N/A

Objective/Requirement		Comment
<b>GREEN</b>		
<b>ENVIRONMENTAL RESOURCES FOR THE FUTURE</b>		
	E1 Educate the community on the value and importance of natural areas and biodiversity and encourage community involvement in caring for our natural environment	N/A
	E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways	N/A
	E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours	N/A
	E4 Incorporate renewable energy and energy efficiency in future design and planning and ensure responsible use of water and other resources	N/A
<b>CHERISHED AND PROTECTED NATURAL BEAUTY</b>		
	F1 Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species	N/A
	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)	N/A
	F3 Improve enforcement for all types of environmental non-compliance including littering and illegal dumping and encourage excellence in industry practices to protect and enhance environmental health	N/A
	F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	N/A
<b>RESPONSIBLE</b>		
<b>GOOD GOVERNANCE AND GREAT PARTNERSHIPS</b>		
	G1 Build strong relationships and ensure our partners and community share the responsibilities and benefits of putting plans into practice	N/A
	G2 Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect	N/A
	G3 Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions	N/A
	G4 Serve the community by providing great customer experience, value for money and quality services	N/A
<b>DELIVERING ESSENTIAL INFRASTRUCTURE</b>		
	H1 Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region	N/A
	H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities	N/A
	H3 Create parking options and solutions that address the needs of residents, visitors and businesses whilst keeping in mind near future technologies including fully autonomous vehicles	N/A



Objective/Requirement	Comment
H4 Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water	
<b>BALANCED AND SUSTAINABLE DEVELOPMENT</b>	
I1 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1	N/A
I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	N/A
I3 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	N/A
I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	N/A
<b>LIVABLE</b>	
<b>RELIABLE PUBLIC TRANSPORT AND CONNECTIONS</b>	
J1 Create adequate, reliable and accessible train services and facilities to accommodate current and future passengers	N/A
J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport	N/A
J3 Improve bus and ferry frequency and ensure networks link with train services to minimise journey times	N/A
J4 Design long-term, innovative and sustainable transport management options for population growth and expansion	N/A
<b>OUT AND ABOUT IN THE FRESH AIR</b>	
K1 Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities	N/A
K2 Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access, inclusion and mobility to meet the needs of all community members	N/A
K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	N/A
K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of natural waterways and foreshores	N/A
<b>HEALTHY LIFESTYLES FOR A GROWING COMMUNITY</b>	
L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated	N/A
L2 Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer	N/A
L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	N/A
L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs	N/A

