

Proposed Rezoning at Toukley

TRIM REFERENCE: RZ/6/2014

MANAGER: Scott Cox

AUTHOR: Peter Kavanagh

SUMMARY

This report relates to a Planning Proposal to facilitate the concept "Iconic Development" of an identified Key Site adjacent to the Toukley Town Centre and having frontages to Main Road and Budgewoi Lake. The proposal will adjust the development controls within the Wyong Local Environmental Plan, 2013 (WLEP 2013), to align with the proposed development and park parcels and to facilitate the increased development potential sought.

Applicant:	ADWJohnson Pty. Ltd.
Owners:	Rustrum Pty Ltd
Proposal No:	RZ/6/2014
Description of Land:	Lots 2, 3, & 4, DP 406181, Lot 2, DP 213097, Lot 5, DP 514932, Lot 1, DP 213097 and Lot 91, DP 565884, Nos. 216 – 224 Main Road and No. 21 Rowland Terrace, Toukley.
Zoning:	SP3 – Tourist and RE1 – Public Recreation
Proposed Zoning	B4 – Mixed Use and RE1 – Public Recreation
Existing Uses:	Vacant Land, and Public Park.

RECOMMENDATION

That the General Manager endorse the following Recommendations:

- 1 That Council prepare a Planning Proposal to amend Wyong Local Environmental Plan 2013 (WLEP 2013), pursuant to Section 55 of the Environmental Planning and Assessment (EP & A) Act, 1979.*
- 2 That Council forward the Planning Proposal to the Department of Planning and Environment (DP&E) accompanied by a request for a "Gateway Determination", pursuant to Section 56 of the EP & A Act, 1979.*
- 3 That Council require, subject to the "Gateway Determination" that the landowner enter into a Funding Agreement with Council in accordance with Council's Planning Proposal Procedure to recover the costs involved in further progressing the proposal.*
- 4 That Council authorise the General Manager (or delegate) to sign the Funding Agreement for the rezoning.*

- 5 That Council enter into a Voluntary Planning Agreement (VPA) which will provide for contributions by the landowner toward the provision of public benefit works in the immediate locality, such as park embellishments and pedestrian footpath and cycleway connections, to the value of 1.5 times the applicable contributions applying to the development under Section 94 of the EP&A Act, 1979.
- 6 That Council authorise the General Manager (or delegate) to negotiate and execute all documentation in relation to the finalization of the VPA.
- 7 That Council require, subject to the "Gateway Determination" that the landowner in conjunction with Council prepare appropriate Development Control Plan provisions to amend Development Control Plan 2013, and that Council amend Section 94 Contributions Plans (if required) to support the development of the land subject to this Planning Proposal.
- 8 That Council undertake community and public authority consultation, in accordance with the requirements attached to the "Gateway Determination", including the exhibition of the draft Voluntary Planning Agreement and draft Development Control Plan.
- 9 That a report to Council be prepared outlining the results of the community and public authority consultation.

BACKGROUND

Following the Councillor Briefing on 9 April 2014 at which the Concept proposal was presented for Key Site No 16, Council considered a report outlining the 'significant public benefit' offer that the owner, Rustrum has proposed. Associated with this offer, Rustrum requested that Council delete the Development Control Plan (DCP) 2013 requirement for provision of public access along the foreshore of the site, having regard to the topography and difficulty in providing public foreshore access. The matter of permissibility of the concept under the current SP3 Tourist Zone was discussed with a recommendation that a Planning Proposal be submitted to address the issue.

Council resolved as follows:

- 677/14 That Council delete the requirement for the provision of public foreshore access contained in Wyong DCP 2013 Chapter 6.1 Section 3.16(m), subject to the execution of a Voluntary Planning Agreement in accordance with the 'significant public benefit' offer contained in the letter submitted by ADW Johnson dated 28 May 2014.
- 678/14 That Council advise the proponent to submit a Planning Proposal to address the current permissibility issue in respect of permanent residential dwellings, by way of a change in zone or an additional permitted use.
- 679/14 That Council authorise the General Manager to assess the adequacy of the Planning Proposal submitted in accordance with Recommendation No. 2 above and submit it to the Department of Planning and Environment seeking a Gateway determination.

This report has been prepared for the General Manager's consideration in line with Resolution 679/14.

The Planning Proposal results from the Toukley Planning Strategy and Masterplan, which identified the land as a "Key Site". The objectives of the Key Sites provisions are:

- (a) to deliver a high standard of design excellence for certain key sites in Wyong,
- (b) to encourage the amalgamation of those key sites to provide opportunities for the expansion of, and improvements to, the public domain,
- (c) to provide a catalyst for the social and economic development of centres within Wyong, and
- (d) to deliver significant public benefit to the community.

The WLEP 2013 and Wyong Development Control Plan 2013 (WDCP 2013) currently provide for a significant development on the amalgamated site (approximately 96 units), subject to the delivery of a green building design displaying design excellence, respecting environmental constraints and the amenity of adjoining lands, as well as delivering significant public benefits to the community. However, the refined concept now proposed by Rustrum exceeds the current Key Site controls, and also seeks the additional use "residential flat building", which is not permissible within the current SP3 Tourist zone. It is therefore proposed to alter the zone on the development site to B4 – Mixed Use, increase the height from 25 metres to 36 metres, and increase the allowable Floor Space Ratio from 1.5:1 to 2.0:1, to enable the concept proposed.

A land swap (see Figures 1 and 2 below) in conjunction with the planning proposal was also identified through the Toukley Strategy as an opportunity for the provision of better pedestrian and cycle access from the town centre area to the public reserves on the Budgewoi Lake foreshore as well as to the residential areas adjacent. These parklands and facilities will be embellished as part of the public benefit works generated by iconic development of the Key Site, and provided for within the applicant's proposed Voluntary Planning Agreement (VPA).



Figure 1: Existing Ownership Pattern



Figure 2: Post Subdivision Land Swap

CURRENT STATUS

Council has initiated a land swap with Rustrum Pty Ltd., which involves an equal swap of 855.2 m² of Council land (classified as Operational Land) for 855.2 m² of land owned by the applicant to create proposed Lot 911 (to be owned by Council and classified as Community Land) and proposed Lot 912 (to be owned by the applicant). Development Consent for the subdivision has been issued by Council and registration of the lots is anticipated in late 2014. The land swap was identified by Council as the preferred option for achieving an improved pedestrian and cycle network for the Greater Toukley community. The benefit of the land swap for Rustrum is a more regularly shaped development site, which enables a more legible design for the site.

Council's parkland will have the same land area as existing, and will then comprise:

- Lot 1, DP 213097 (zoned RE1 Public Recreation) and Proposed Lot 911 (part of Lot 5, DP 514932 and part of Lot 91, DP 565884), to be zoned RE1 Public Recreation.

The new development site will have an area of 5,278m², and will then comprise:

- Proposed Lot 912 (part of Lot 5, DP 514932 and part of Lot 91, DP 565884), Lot 2, DP 213097, and Lots 2, 3 & 4, DP 406181, to be zoned B4 Mixed Use.

The developer proposes embellishment of the resultant park as part of the VPA.

THE PROPOSAL

The proposal is to develop a mixed use residential flat building and tourist apartment complex of approximately 124 units on the land. A variety of configurations is possible, however, nominally 48 units will be for tourist accommodation and located adjacent to the adjoining Beachcomber Hotel site, while 76 apartments will be for permanent accommodation. The building would include ground floor commercial floorspace adjoining Toukley Gardens Park (to the East), and below ground carparking and service areas.

The building would have an elevation of nine (9) storeys when viewed from the Main Road frontage, with architectural articulation and plant above. The maximum height proposed is 36 metres above existing ground level at a point on the north-west corner of the building. A row of two (2) storey apartments will be located under the landscaped podium and facing the lake foreshore area, consistent with the topography of the site. Foreshore improvements may include the restoration of a sandy beach and foreshore vegetation, a swimming pool and jetty. Concept sketches are shown below.



Figure 3: View from Main Road, looking East

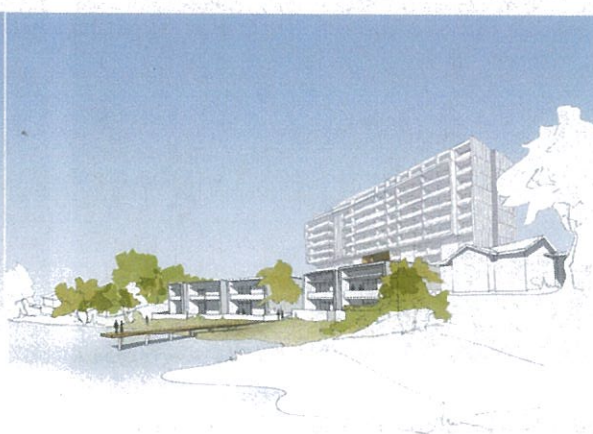


Figure 4: View from Budgewoi Lake foreshore, looking South-East

In order to facilitate the revised development concept, it will be necessary to make the following amendments to WLEP 2013:

- Amend the Land Zoning Map (Sheet LZN_019). The change in zoning affects land currently zoned SP3 - Tourist Zone, part of which is to be rezoned from SP3 - Tourist zone to B4 - Mixed Use zone and part which is to be rezoned from SP3 Tourist Zone to RE1 - Public Recreation Zone.

- Amend the WLEP 2013 Height of Buildings Map (HOB_019) to cover the area to be zoned B4 – Mixed Use (Note: the height limit of 16m remains for the site, should an “iconic development” of the Key Site not proceed).
- Amend the WLEP 2013 Key Site Map (KYS_019) to exclude proposed Lot 911 and include the land comprising proposed Lot 912, and to alter the maximum building height figure for the new Key Site from “25” to read “36”.
- Amend the WLEP 2013 Floor Space Ratio Map (FSR_019) so that Area 2 extends to cover the new development site, and increase allowable FSR from 1.5:1 to 1.7:1 (recognising that a 20% floorspace bonus is already available to the site under Clause 4.4(2B), which then permits a 2.0:1 FSR for the site).

OPTIONS

The applicant has also requested amendment of the WLEP 2013 Foreshore Building Line Map (FBL_019) to remove the Foreshore Building Line which applies to the site. This is not considered necessary as the development proposed in this area (swimming pool and minor encroachment by the “Iconic” building) is permissible within the Foreshore Area and Foreshore Building Line under Clause 7.5 of the WLEP, 2013, and Council seeks to protect the environmental significance and amenity of the foreshore area by maintaining the protections and considerations under this Clause. It is noted that most privately owned land directly adjacent to the ocean or lake foreshores is subject to a Foreshore Building Line, retention of this provision is therefore consistent.

STATUTORY COMPLIANCE - LOCAL PLANS POLICIES AND STRATEGIES

State Environmental Planning Policies

The proposal has been assessed having regard for all State Environmental Planning Policies and has been found to be consistent with those Policies. Compliance with the SEPPs is addressed in Attachment 1.

Central Coast Regional Strategy

The Central Coast Regional Strategy (CCRS) was released by the Department of Planning and Environment (DP&E) in July 2008. The CCRS identifies the population potential of the Central Coast expected by 2031, expected employment capacity targets and the likely phasing of release areas. The strategy also identifies actions and principles to ensure ongoing growth and prosperity of the region, including actions for centres and housing, economy and employment, environment and natural resources, natural hazards, water supply, regional infrastructure and regional transport.

The population potential as expressed by the CCRS is expected to be an additional 71,100 people in the Shire at 2031, distributed as defined by the Strategy. This vacant urban in-fill development site has the potential to contribute strongly to the provision and variety of housing in the locality. As a Shire, the strategy anticipates that Wyong will be required to create an additional 27,000 jobs. The construction and ongoing operational jobs which will be created by a development of this nature (approx. \$40M construction cost) addresses this aspect of the Strategy.

The CCRS provides under the “Key Economic Opportunities for the Region”, that “the regions tourism advantages are also likely to increase”. The Planning Proposal will enable a development which will attract and accommodate tourists, who will contribute to the fuller utilisation of local cultural and community facilities, open space, sports and recreation facilities. Such proposals also result in job

creation in the management and service industries. Support for tourism and the economic benefits both direct and indirect are key objectives of the Strategy to the Wyong LGA.

North Wyong Shire Structure Plan

The broad strategies within the CCRS were further developed and refined in the release of the North Wyong Shire Structure Plan (NWSSP) in October, 2012. The Plan seeks the provision of approximately 7,970 additional dwellings and 1360 jobs in the north of the Wyong LGA during the medium term years to 2027.

The Proposal will increase the permissible residential density of the land and lead to job creation in the local community and is therefore supported.

Ministerial Directions under Section 117 of the Environmental Planning Assessment Act 1979

Section 117 of the EP&A Act 1979 provides for the Minister for Planning and Infrastructure to issue directions to Council specifying principles, aims, objectives or policies that must be considered when preparing a local environmental plan. The current 117 directions that apply to the preparation of an LEP associated with this Planning Proposal are addressed in Attachment 1. The proposal is generally consistent with the relevant Directions.

STRATEGIC LINKS

Budget Impact

The Planning Proposal is privately funded. Phase 1 fees were paid at lodgement, for preliminary assessment and the preparation of a report, to gauge whether there is merit for Council to support the Proposal. Subject to any "Gateway Determination," the proponent would be required to enter into a Funding Agreement with Council in accordance with Council's Planning Proposal Procedure to recover the costs involved in further progressing the proposal.

CONSULTATION

Government Agency and Public Consultation requirements for the Planning Proposal will be established by the "Gateway" determination, and will be conducted accordingly.

It is likely that the Gateway Determination may require the following groups and NSW Public Authorities to be consulted:

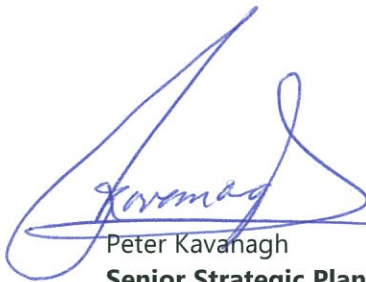
- Mine Subsidence Board;
- NSW Trade and Investment - Minerals and Petroleum;
- NSW Office of Environment & Heritage;
- NSW Roads and Maritime Services; and
- NSW Planning and Environment.

CONCLUSION

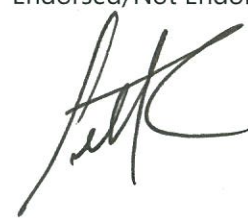
The subject land is currently serviced with electricity, telephone, water, sewerage and drainage infrastructure which can be embellished to accommodate the future "iconic development". It is a

vacant urban in-fill development site, not contributing to the consumption of additional urban fringe land. The development of tourist and permanent residential accommodation, together with additional hospitality based commercial floorspace, is important to the economy of the Region and will lead to the better utilisation of existing infrastructure and services. The 'significant public benefit' offer that the owner, Rustrum has proposed will be secured through the Voluntary Planning Agreement and draft Development Control Plan provisions, which are currently being developed by the applicant.

To be forwarded to the NSW DP&E for a "Gateway Determination".

 1/12/2014
Peter Kavanagh
Senior Strategic Planner, Rezoning

 1/12/2014
Tanya O'Brien
Manager, Development and Rezoning
Endorsed/Not Endorsed

 2/12/2014
Scott Cox
Director, Health and Development
Endorsed/Not Endorsed
*subject to
approval of
FSBL.*


Michael Whittaker
General Manager
Endorsed/Not Endorsed

Attachments: Section 117 Directions Compliance Table

Section 117 Ministerial Direction Assessment

Direction	Comment
Employment and Resources	
<i>1.1 Business and Industrial Zones</i>	
- Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic corridors. - Applies when a dLEP affects land within an existing or proposed business or industrial zone.	- The Planning Proposal will result in employment growth in the construction, tourism and service industries and will support the viability of the Toukley Town Centre. - The proposal is consistent with this Direction.
<i>1.2 Rural Zones</i>	
- Aims to protect the agricultural production value of rural land. - Applies when a dLEP affects land within an existing or proposed rural zone.	Not Applicable.
<i>1.3 Mining, Petroleum Production and Extractive Industries</i>	
- Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. - Applies when a dLEP would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	Not applicable.

1.4 Oyster Aquaculture	
▪ Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers. ▪ Applies when a dLEP could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.	▪ Not applicable.
1.5 Rural Lands	
▪ Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes. ▪ Applies to Councils to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a dLEP that affects land within an existing or proposed rural or environment protection zone.	▪ Not applicable.
Environment and Heritage	
2.1 Environmental Protection Zones	
▪ Aims to protect and conserve environmentally sensitive areas. ▪ Applies when Council prepares a dLEP.	▪ Applicable ▪ The Proposal does not apply to land within an environmental protection zone, however, does contain sensitive lake foreshore land. It is not proposed to alter any of the currently existing environmental controls, including the retention of the Foreshore Building Line and controls relating to the lake Foreshore Area within the WLEP, 2013. ▪ The rezoning also involves rezoning of SP3 zoned land to RE1, increasing the supply of zoned public open space. ▪ The Planning Proposal is therefore not inconsistent with this Direction.

<i>2.2 Coastal Protection</i>	
▪ Aims to implement the principles in the NSW Coastal Policy. ▪ Applies when a dLEP applies to land in the coastal zone as defined in the Coastal Protection Act 1979.	▪ Applicable. ▪ The Proposal is located on land within the Coastal Zone, and is land which is identified as a "sensitive coastal location" under SEPP 71 – Coastal Protection. ▪ The subject land currently has an SP3 zoning and it is proposed to implement a B4 zoning. This will have no material impact on the issues relevant to the CP Act or SEPP 71. ▪ It is not proposed to alter any of the currently existing environmental controls, including the retention of the Foreshore Building Line and controls relating to the lake Foreshore Area within the WLEP, 2013. ▪ The proposal will enable better public access to foreshore open space within the locality. ▪ The Planning Proposal is not inconsistent with this Direction, or if it is inconsistent, the inconsistency is of a minor nature.
<i>2.3 Heritage Conservation</i>	
▪ Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. ▪ Applies when Council prepares a dLEP.	▪ Applicable. ▪ There are no known sites or relics of European or Aboriginal Heritage significance on or near the land. ▪ The Proposal is not inconsistent with this Direction.
<i>2.4 Recreational Vehicle Areas</i>	
▪ Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. ▪ Applies when Council prepares a dLEP.	▪ Applicable. ▪ The Proposal does not enable the land to be used for a recreation vehicle area, and is not inconsistent with this Direction.

Housing, Infrastructure and Urban Development

3.1 Residential Zones

▪ Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. ▪ Applies when a dLEP affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.	▪ Applicable. The Proposal will enable a development which will attract and accommodate tourists, who will contribute to the use of local cultural and community facilities, open space, sports and recreation facilities. Support for tourism and the economic benefits both direct and indirect are key objectives of the applicable strategies to Wyong. Council is currently seeking to increase utilisation of existing facilities. ▪ The Proposal will allow for the better and more efficient utilisation of existing infrastructure and services. The land is currently serviced with electricity, telephone, water, sewerage and drainage infrastructure which can be embellished to accommodate the development. ▪ The Proposal will increase the permissible residential density of the land for a wider variety of quality housing types including multi-level medium density housing. It is a vacant urban in-fill site, not contributing to the consumption of additional land. ▪ The proposal is consistent with this Direction.
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3.2 Caravan Parks and Manufactured Home Estates

▪ Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. ▪ Applies when Council prepares a dLEP.	▪ Applicable. ▪ The Proposal is not inconsistent with this Direction.
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3.3 Home Occupations

▪ Aims to encourage the carrying out of low impact small business in dwelling houses. ▪ Applies when Council prepares a dLEP.	▪ Applicable. ▪ Home Occupations provide important economic activity and job opportunities in the local economy. They often comprise "start-up" level businesses which later expand to larger enterprises and relocate to larger premises. Home Occupations are a permissible use with consent in dwellings in the B4 zone. ▪ The proposal is consistent with this Direction.
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<i>3.4 Integrating Land Use and Transport</i>	
▪ Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. ▪ Applies when a dLEP creates, alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	▪ Applicable. ▪ The proposal will permit additional economic activity and increased population density in a developed urban area, contributing to the sustainable utilisation of existing transport infrastructure. ▪ The Proposal is consistent with this Direction.
<i>3.5 Development Near Licensed Aerodromes</i>	
▪ Aims to ensure the effective and safe operation of aerodromes and that the operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity. Development for residential purposes or human occupation (within the Annual Noise Exceedence Frequency (ANEF) contours between 20 and 25) must incorporate appropriate mitigation measures so that the development is not adversely affected by aircraft noise. ▪ Applies when a dLEP creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.	▪ Not Applicable.
<i>3.6 Shooting Ranges</i>	
▪ Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range; reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land; and identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. ▪ Applies when a dLEP affects, creates or removes a zone or a provision relating to land adjacent to and/or adjoining an existing shooting range.	▪ Not Applicable.

Hazard and Risk	
<i>4.1 Acid Sulphate Soils</i>	
▪ Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. ▪ Applies when a dLEP applies to land having a probability of containing acid sulfate soils on the Acid Sulphate Soils Planning Maps.	▪ Applicable. ▪ The land contains soils identified as Class 5 on the Acid Sulfate Soils Map, and being adjacent to Budgewoi Lake is also adjacent to soils identified as Class 1 (WLEP, 2013). Future development of the land will require detailed assessment of the soil conditions via the Development Application process, particularly for excavation of the basement levels and footings required, as the excavations are likely to impact groundwaters, and mitigation measures may be required. An Acid Sulphate Soils Management Plan has been prepared. ▪ The Proposal is not inconsistent with this Direction.
<i>4.2 Mine Subsidence and Unstable Land</i>	
▪ Aims to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. ▪ Applies when a dLEP permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of Council or other public authority and provided to Council.	▪ Applicable. ▪ The land is within the Swansea / North Entrance Mine Subsidence District. The Mine Subsidence Board will impose appropriate building controls for development on the land. ▪ The Proposal is not inconsistent with this Direction.
<i>4.3 Flood Prone Land</i>	
▪ Aims to ensure development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the <i>Floodplain Development Manual 2005</i>; and provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. ▪ Applies when a dLEP creates, removes or alters a zone or provision that affects flood prone land.	▪ Not Applicable. ▪ The Proposal does not affect land classified as Flood Prone, and is therefore not inconsistent with this Direction.

<i>4.4 Planning for Bushfire Protection</i>	
▪ Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas. ▪ Applies when a dLEP affects or is in proximity to land mapped as bushfire prone land.	▪ Applicable. ▪ The Proposal does not affect land classified as Bush Fire Prone, and is therefore not inconsistent with this Direction.
Regional Planning	
<i>5.1 Implementation of Regional Strategies</i>	
▪ Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within Regional Strategies. ▪ Applies to land to which the following regional strategies apply: ▪ Far North Coast Regional Strategy, ▪ Lower Hunter Regional Strategy, ▪ Illawarra Regional Strategy, ▪ South Coast Regional Strategy, ▪ Sydney-Canberra Corridor Regional Strategy, ▪ Central Coast Regional Strategy, and ▪ Mid North Coast Regional Strategy.	▪ Applicable. ▪ The Central Coast Regional Strategy (CCRS p29) provides under the <i>Key Economic Opportunities for the Region</i>, that "the regions tourism advantages are also likely to increase". Support for tourism and the economic benefits both direct and indirect are key objectives of the applicable strategies to Wyong. ▪ The development of tourist accommodation is important to the economy of the Region and the development of the land for medium density housing will lead to the better utilisation of existing infrastructure and services. ▪ The Proposal is consistent with this Direction.
<i>5.2 Sydney Drinking Water Catchments</i>	
▪ Aims to protect water quality in the hydrological catchment. ▪ Applies when Council prepares a dLEP that applies to Sydney's hydrological catchment.	▪ Not applicable.
<i>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</i>	
▪ Aims to ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas. ▪ Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	▪ Not applicable.

<i>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</i>	
▪ Aims to manage commercial and retail development along the Pacific Highway, North Coast. ▪ Applies to all Councils between and inclusive of Port Stephens and Tweed Shire Councils.	▪ Not applicable.
<i>5.5, 5.6 and 5.7 - Revoked</i>	
<i>5.8 Second Sydney Airport: Badgerys Creek</i>	
▪ Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek. ▪ Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.	▪ Not applicable.
<i>5.9 North West Rail Link Corridor Strategy</i>	
▪ Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL), and to ensure development within the Corridor is consistent with the proposals set out in the relevant Strategy and Structure Plans. ▪ Applies to Hornsby Shire Council, the Hills Shire Council and Blacktown City Council.	▪ Not Applicable
Local Plan Making	
<i>6.1 Approval and Referral Requirements</i>	
▪ Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. ▪ Applies when Council prepares a dLEP.	▪ Applicable. ▪ The proposal does not introduce any additional requirements for referrals, concurrences or consultation and does not identify development as designated development. ▪ The proposal is consistent with this Direction.
<i>6.2 Reserving Land for Public Purposes</i>	
▪ Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition. ▪ Applies when Council prepares a dLEP.	▪ Applicable. ▪ The proposal does not seek to reserve land for public purposes. ▪ The Proposal is not inconsistent with this Direction.

<i>6.3 Site Specific Provisions</i>	
▪ Aims to discourage unnecessarily restrictive site specific planning controls. ▪ Applies when Council prepares a dLEP to allow particular development to be carried out.	▪ Not applicable. ▪ The Proposal will apply a zone existing within the EPI to the land. ▪ The proposal will adjust site specific provisions as they apply to Key Sites under Wyong LEP 2013. The adjustments requested are not more restrictive and as such will be consistent with Direction 6.3. ▪ The Proposal is consistent with this Direction.
Metropolitan Planning	
<i>7.1 Implementation of the Metropolitan Strategy</i>	
▪ Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036. ▪ Applies to Sydney Metropolitan Councils	▪ Not Applicable. ▪ The dLEP does not affect land within the Sydney Metropolitan Region of Councils

