



Central Coast Council

Planning Proposal

Lots 1 & 2 DP 626787; Lots 27, 437 & 438 DP 755266; Lot 83 DP  
650114 and Lot 12 DP 771284  
285 – 335 Pacific Highway  
Lake Munmorah

File No: RZ/2/2019; PP\_201X\_XX\_XXX\_XX

June 2020



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Date: April 19

Gateway

Central Coast Council

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## Background & Locality Context

The subject site is located in a key location within the North Wyong Shire Structure Plan, highly visible from the Pacific Highway, and adjacent to the Lake Munmorah Shopping Centre that is located on the corner of Tall Timbers Road and Pacific Highway, Lake Munmorah.

### Site characteristics

The subject site is characterised by sparse vegetation and scattered rural-style buildings. The sites all have scattered vegetation cover, with heavier concentrations in the north-west and south-east corners of the proposed study area.



Figure 1 - Contextual Locality Plan

The topography of the site consists of the predominant broad rounded ridge which forms the highest portion of the site at 27.5m AHD on 285 Pacific Highway, Lake Munmorah, and from here runs in 2 directions:

- A roughly NNE direction through the central eastern boundary of No. 285 and into the NE corner of 305 Pacific Highway, Lake Munmorah and which represents the lowest portion of the site at 9.5m AHD.
- A roughly NW direction through 285 Pacific Highway and into the NW corner of the adjacent Council-owned site at 6 Kemira Road, Lake Munmorah. This site acts as a natural drainage line, which drains into the adjacent land to the north, owned by the NSW Government (10 Scaysbrook Ave, Chain Valley Bay).

The subject site also has a smaller ridgeline (to 23.5m AHD) on the eastern-most properties (315-335 Pacific Highway, Lake Munmorah) which runs down to the same low point (9.5m AHD) in the NE corner

of 305 Pacific Highway, Lake Munmorah. The site therefore has a significant drainage function with overland water flowing to 6 Kemira Road, Lake Munmorah, as well as the low point of 305 Pacific Highway, Lake Munmorah. See Figure below.

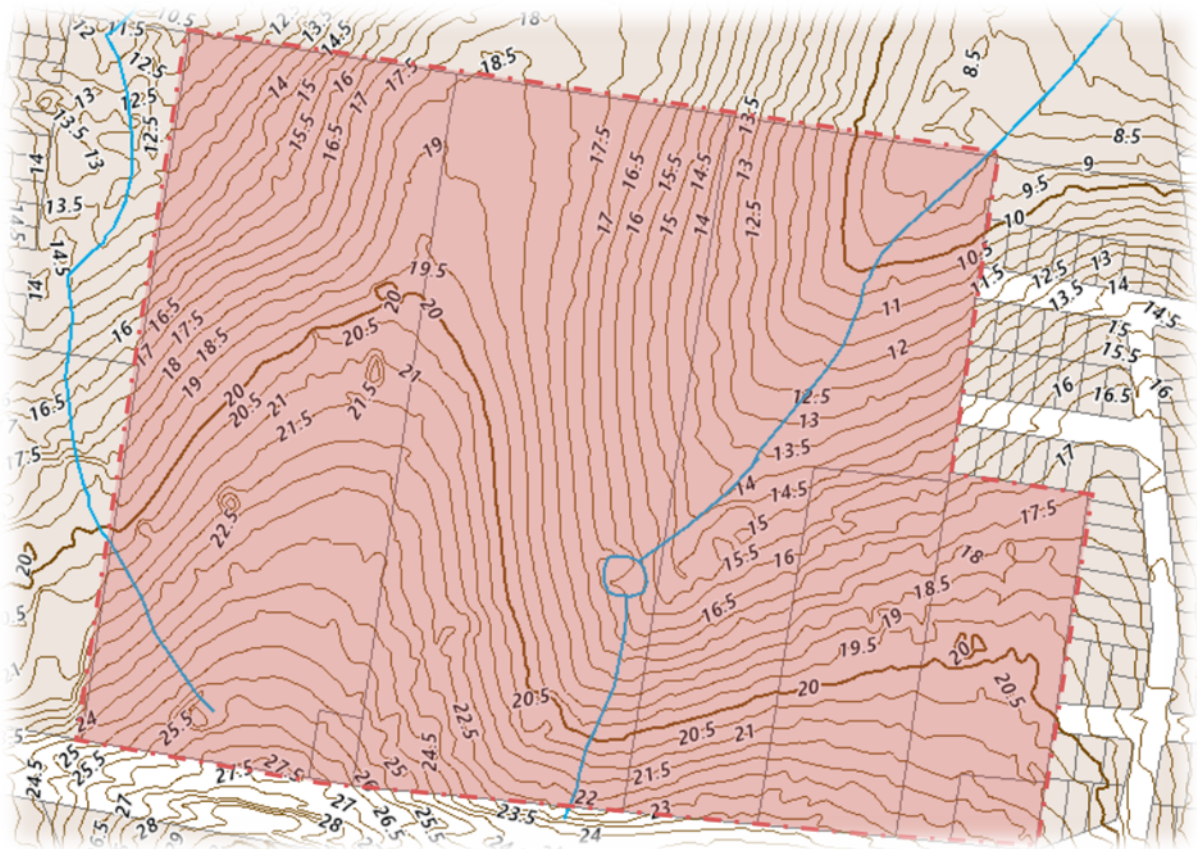


Figure 2 - Site topography

## Site improvements

Improvements to the subject properties include the following:

- 285 Pacific Highway, Lake Munmorah – Dwelling
- 287 Pacific Highway, Lake Munmorah – Telecommunications tower
- 295 Pacific Highway, Lake Munmorah – Wholesale/retail nursery; and telecommunications facility.
- 305 Pacific Highway, Lake Munmorah – Dwelling, various sheds and commercial dog /cat kennel.
- 315 Pacific Highway, Lake Munmorah – Dwelling and shed
- 325 Pacific Highway, Lake Munmorah – Dwelling and shed
- 335 Pacific Highway, Lake Munmorah – Service Station

## Surrounding land uses

Surrounding land uses include R2 Low Density Residential development to the east and north-west of the subject site. Commercial uses in the form of the Lake Munmorah Shopping Centre are located to the south-west of the site. There is also an area of public recreation land to the west of the site which acts as a buffer between the existing residential development at Chisholm and Deakin Avenues. To the north of the subject site is a large, heavily vegetated site. The Pacific Highway represents the entirety of the southern boundary of the subject site. All sites are currently accessed via vehicular crossings from the Pacific Highway.



## Part 1 Objectives or Intended Outcomes

The objective of this proposal is to rezone land from RU6 Transition zone to R2 Low Density Residential zone and E2 Environmental Conservation zone to enable future residential development. The intended outcome of the proposal is to facilitate the development of this land for future residential purposes, combined with biodiversity, drainage and community facilities.

The concept plan (below) submitted with the request (prepared by EDH Group, 15/06/2019) outlines the designation of R2 Low Density Residential zoned lands and E2 Environmental Conservation zoned lands. The final zone boundaries will be established given consideration to further study work that is required to inform the exact location of the R2 Low Density Residential zone and E2 Environmental Conservation zone boundaries.



Figure 3 - Proposed Zoning Plan

## Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to Wyong Local Environmental Plan (LEP) 2013 or the draft Central Coast LEP 2019 (whichever is in effect at the time) which involves the following:

- Rezoning of land from RU6 Transition zone to R2 Low Density Residential zone and E2 Environmental Conservation Zone.
- Changing the minimum lot size from 40ha to 450m<sup>2</sup>, for lands zoned R2 Low Density Residential consistent with adjoining R2 Low Density zoned land.
- Maintaining the minimum 40h lot size requirement for proposed E2 Environmental Conservation zone lands, consistent with other land under Wyong LEP 2013 or draft Central Coast LEP 2019 (whichever is in effect at the time) .
- Addition of the subject sites to the Urban Release Area mapping.

The following table identifies the proposed amendments:

**Table 1 - Explanation of Map and Instrument Amendments**

Existing Provision	Proposed Amendment
Land Reservation Acquisition Map LRA_018	<ul style="list-style-type: none"><li>• Land reservation acquisition may need to be amended to identify land required for an access road to connect Tall Timbers Road to Carters Road, Lake Munmorah.</li></ul>
Land Zoning Map LZN_018	<ul style="list-style-type: none"><li>• Rezoning of land from RU6 Transition zone to R2 Low Density Residential zone and E2 Environmental Conservation Zone.</li></ul>
Lot Size Map LSZ_018	<ul style="list-style-type: none"><li>• Changing the minimum lot size from 40ha to 450m<sup>2</sup>, consistent with the R2 Low Density Residential zone for areas proposed to be zoned R2 Low Density Residential.</li></ul>
Urban Release Area Map URA_018	<ul style="list-style-type: none"><li>• Site will be added to URA map to ensure satisfactory arrangements are made for infrastructure.</li></ul>

## Part 3 Justification

### Section A – Need for the Planning Proposal

#### ***1. Is the Planning Proposal a result of any Strategic Study or report?***

The Planning Proposal is supported by both the North Wyong Shire Structure Plan, 2012 (NWSSP) and the draft Greater Lake Munmorah Structure Plan. The NWSSP identifies the site as a future residential development precinct (subject to investigation) as does the draft Greater Lake Munmorah Structure Plan.

The draft Greater Lake Munmorah Structure Plan identifies this site as a short-term development site due to a number of factors, including:

- Revised surface development restrictions by SA NSW
- Minimal vegetation clearing required
- No land use conflicts and integration with current development patterns
- Landholder readiness to develop.

#### ***2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

A planning proposal is required to achieve the intended outcomes, as the site needs to be rezoned to achieve the objective. The objective of this proposal is to rezone land to R2 Low Density Residential and E2 Environmental Conservation zone to enable future residential development. The intended outcome is to enable the subdivision of the rezoned portion of the site for low density residential housing.

### Section B – Relationship to strategic planning framework

#### ***3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?***

#### **Central Coast Regional Plan (CCRP) 2036**

The Central Coast Regional Plan (CCRP) 2036, released on 16 October 2016, provides the vision and framework for the growth of the Central Coast over the next twenty (20) years to 2036.

Relevant key goals of the Plan are to “Protect the natural environment and manage the use of agricultural and resource lands”; and provide “Well-connected communities and attractive lifestyles” and “A variety of housing choice to suit needs and lifestyles”.

#### **Comment:**

The CCRP recognises the need for appropriate planning for biodiversity or landscape corridors within the NWSSP, with a key action being the coordination of a Biodiversity Offset Strategy for new



development areas in northern Wyong. An assessment of the proposal against the directions identified to achieve the goals of the CCRP has been undertaken. Generally, the proposal is consistent with the goals of the plan. The consistency of the proposal with a number of directions, particularly those relating to environmental impacts, will require further investigative studies and consultation with relevant state government agencies.



Figure 4 - CCRP Context (Source: Department of Planning & Environment, 2016)

The subject site is identified as non-urban land by the CCRP. It is also in the vicinity of a proposed biodiversity corridor which connects the coast to the foothills and providing an inter-regional landscape break. This corridor is further defined by the North Wyong Shire Structure Plan (NWSSP).

### North Wyong Shire Structure Plan, 2012

The North Wyong Shire Structure Plan (NWSSP) establishes the planning framework for the northern areas of Wyong Shire up to 2031. It identifies areas for the purposes of future residential, employment and conservation land use purposes during up to this time.



Figure 5 - NWSSP Context (Source: Adapted from Department of Planning & Infrastructure, 2012)

#### Comment:

The NWSSP identifies the site for future residential development (Precinct 16) which has an expected dwelling density of 15 dwellings per hectare (ha). The site also forms part of the NWSSP 'Green Corridor and Habitat Network' due to the location of a local conservation link for wildlife that runs in a north-south direction in the south-western corner of the site. The exact location of the local conservation link is currently not specified in any level of detail.

The timing for the release of land in this locality is nominated as being a long term land release area precinct. Land categorised as such is "land that will not be zoned before 15 years, the timing of which will be impacted by future coal extraction potential, future use of the power station sites and access to services and employment opportunities" (Department of Planning and Infrastructure, 2012).

The NWSSP further provides that release of land nominated as such may be accelerated if warranted by demand and if satisfactory arrangements are in place to forward fund the appropriate infrastructure for its development. Two factors supporting the acceleration of this land release include:

1. Documentation supporting the proposal from stakeholders identifies that future coal extraction potential issues have been resolved. These matters will be validated through the agency consultation process.
2. The site is to be identified as an Urban Release Area (URA) therefore must satisfy any infrastructure requirements of the state government prior to consent being granted for any future development.

#### **Regional Economic Development and Employment Strategy, 2010**

The development of the Regional Economic Development and Employment Strategy (REDES) was a key action identified by the Central Coast Regional Strategy (superseded by the Central Coast Regional Plan (CCRP). Relevant aims of the Strategy with regard to the proposal include:

- Examine possible employment types needed over the next 25 years
- Identify strategies to improve employment opportunities in the Region and increase the level of regional employment self containment
- Establish a framework so that the capacity targets and objectives of the Central Coast Regional Strategy can be met

Comment:

Whilst the proposal will not directly supply long term employment opportunities, local economic benefits could be realised by in-direct secondary expenditure.

***4. Is the planning proposal consistent with Council's local strategy or other local strategic plan?***

**Wyong Settlement Strategy**

Wyong Council's Settlement Strategy (WSS) was prepared to support the preparation of Council's Standard Instrument (SI) LEP 2013. The land use component of this strategy has been endorsed by the Department of Planning and Environment (DP&E).

The WSS supports the provisions of the NWSSP and recognises that any future decisions in relation to sites identified as being 'Strategically Constrained' will depend on favourable outcomes from additional land-use investigations. Such investigations would be required to determine the suitability of each site for future development and/or green corridors.

**Community Strategic Plan**

The proposal is consistent with the five themes of the Community Strategic Plan. An assessment of the proposal against the Community Strategic Plan is located under Section 01 Assessment and Endorsement attached to this proposal.

***5. Is the planning proposal consistent with applicable State Environmental Planning Policies?***

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) (see 01 Assessment and Endorsement).

The proposal is considered to be generally consistent/inconsistent with the applicable SEPPs.

Identify any areas which will require further investigation (e.g. flooding, ecology etc).

***6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?***

The proposal has been considered against the relevant Ministerial Section 9.1 Directions as summarised below. The full assessment of these Directions is contained within the supporting documentation of this proposal.

**Table 2 - S9.1 Ministerial Direction Compliance**

No.	Direction	Applicable	Consistent
<b>Employment &amp; Resources</b>			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	Y	Y
1.3	Mining, Petroleum Production and Extractive Industries	N	N/A
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	Y	Y
<b>Environment &amp; Heritage</b>			
2.1	Environmental Protection Zones	Y	Y
2.2	Coastal Management	Y	Y
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	Y	Y
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
2.6	Remediation Contaminated Land	Y	Y
<b>Housing, Infrastructure &amp; Urban Development</b>			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	Y
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Regulated Airports and Defence Airfields	N	N/A
3.6	Shooting Ranges	Y	N/A
3.7	Reduction in non-hosted short-term rental accommodation period	N	N/A
<b>Hazard &amp; Risk</b>			
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	Y	Y
4.3	Flood Prone Land	Y	Y

No.	Direction	Applicable	Consistent
4.4	Planning for Bushfire Protection	Y	TBC
<b>Regional Planning</b>			
5.1	Implementation of Regional Strategies	N	N/A
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	Y
<b>Local Plan Making</b>			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	Y	Y
<b>Metropolitan Planning</b>			
7.1	Implementation of A Plan for Growing Sydney	N	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A



No.	Direction	Applicable	Consistent
7.9	Implementation of Bayside West Precincts 2036 Plan	N	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A

## **Section C – Environmental, Social and Economic Impact**

### ***7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The planning proposal area does contain suitable habitat for multiple threatened species, which have not yet been surveyed for during the appropriate seasons. One individual threatened flora species (*Angophora inopina*) has been detected at the northern end of the site. The NSW BioNet Atlas maintained by the DPIE-Biodiversity and Conservation lists species that have a NSW or federal conservation status, a NSW sensitivity status and identifies species under the migratory species agreement. The close proximity to Lake Macquarie and Lake Munmorah means several species including migratory species will be listed as identified within a 10km radius of the site. These include two species of amphibian, four reptiles, 68 species of birds, one insect, 21 species of mammals, and 25 species of plant.

From an ecological perspective, the rezoning is supportable as the BVR has identified that the proposal site contains large areas of cleared land with minimal areas of EECs. However, the planning proposal area is highlighted on the Biodiversity Values Map and as such a Biodiversity Development Report (BDAR) will be required to be submitted to Council to inform the planning proposal. The BDAR should include the following:

- All required plot data and PCT justification selections including quantitative plot data to justify areas of cleared land with exotic trees as containing no native species
- All required survey work should be conducted in accordance with OEH survey guidelines and BAM requirements
- Stage 1 and Stage 2 of the BAM should be completed to identify all impacts (including any serious and irreversible impact considerations) and offset requirements in accordance with Appendix 10 of the BAM.

### ***8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

## **Aboriginal and European Cultural Heritage**

### **Aboriginal Heritage**

An AHIMS web search has been undertaken for the following properties:

- Lot 2 DP626787 (287 Pacific Highway, Lake Munmorah)
- Lot 437 DP755266 (305 Pacific Highway, Lake Munmorah)
- Lot 12 DP771284 (335 Pacific Highway, Lake Munmorah)

These searches have 200m buffers, however even with buffers this will exclude certain parts of the subject site.

The AHIMS search needs to be expanded to include the entire site. Additional assessment will also be required and investigations of Aboriginal cultural heritage for the subject site will be required to be undertaken in accordance with any requirements of relevant OEH guidelines, and in consultation with local aboriginal groups and the Heritage branch of OEH.

## Ecology

Conacher Consulting have undertaken a Biodiversity Review Report (BVR) that has identified the following Plant Community Types (PCT) occurring within the planning proposal area:

- *Smooth-barked Apple - Red Mahogany - Swamp Mahogany - Melaleuca sieberi heathy swamp woodland of coastal lowland (PCT 1649)*
- *Smooth-barked Apple - Red Bloodwood - Scribbly Gum grass - shrub woodland on lowlands of the Central Coast (PCT 1638)*

PCT 1649 conforms to 'Swamp Sclerophyll Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions' which is listed as an Endangered Ecological Community (EEC) under the NSW Biodiversity Conservation Act 2016 (BC Act).

- *Typha rushland (PCT 1737)*

PCT 1737 conforms to 'Freshwater Wetlands on coastal floodplains of the NSW North Coast Sydney Basin and South east corner Bioregions' which is listed as an Endangered Ecological Community (EEC) under the NSW Biodiversity Conservation Act 2016 (BC Act).

The planning proposal area does contain suitable habitat for multiple threatened species, which have not yet been surveyed for during the appropriate seasons. One individual threatened flora species (*Angophora inopina*) has been detected at the northern end of the site. The NSW BioNet Atlas maintained by the DPIE-Biodiversity and Conservation Division lists species that have a NSW or federal conservation status, a NSW sensitivity status and identifies species under the migratory species agreement. The close proximity to Lake Macquarie and Lake Munmorah means several species including migratory species will be listed as identified within a 10km radius of the site. These include two species of amphibian, four reptiles, 68 species of birds, one insect, 21 species of mammals, and 25 species of plant.

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- All required survey work should be conducted in accordance with OEH survey guidelines and BAM requirements
- Stage 1 and Stage 2 of the BAM should be completed to identify all impacts (including any serious and irreversible impact considerations) and offset requirements in accordance with Appendix 10 of the BAM.

## Biodiversity Corridors

Council undertook a wildlife corridor mapping exercise in 2018. The resultant mapping identifies various parts of the subject site as either “wildlife corridor” or “modelled wildlife corridor”. The subject site is also in the vicinity of a proposed regional biodiversity corridor which connects the coast to the foothills and provides an inter-regional landscape break. The site is also identified within the NWSSP as the location of a “local green corridor” (refer to Figure 5), which runs through the south east corner of the site. The Office of Environment and Heritage (OEH) will play a key role in resolving the future local green corridor.



Figure 6 - Wildlife Corridor Mapping

OEH will be extensively consulted as part of the rezoning process.

## Bushfire

Conacher Consulting has prepared a Preliminary Bushfire Assessment Report (2018) to support the planning proposal. Council’s Bushfire Prone Land Map identifies the vegetation in the northern half of 285 Pacific Highway, Lake Munmorah as Bushfire Prone Land – Vegetation Category 1 vegetation. A small portion of the southern boundaries of 285, 295 and 305 Pacific Highway is also identified as Category 1 vegetation, as is the majority of 315 and 335 Pacific Highway, Lake Munmorah. The remainder of the subject site is identified as Bushfire Prone Land – Vegetation Buffer, with the exception of a small area in the middle of 285 & 295 Pacific Highway, Lake Munmorah that is not identified as bushfire prone. The following figure shows the classification of the bushfire prone land:



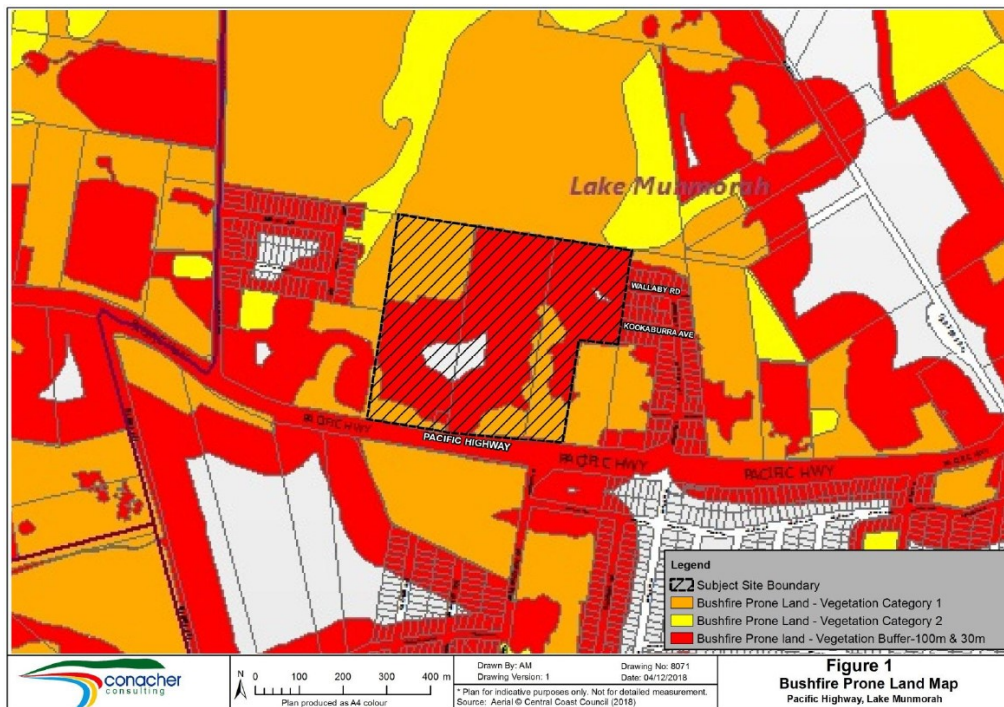


Figure 7 - Bushfire Prone Land (Conacher Consulting, 2018)

Due to the presence of Category 1 and Buffer vegetation within the planning proposal is required to include a Bushfire Assessment Report prepared in accordance with the requirements of *Planning for Bushfire Protection* (RFS, 2006).

The Preliminary Bushfire Assessment recommends the following measure to reduce the potential for loss of life and property by the impact of bushfire:

- Maintain minimum width Asset Protection Zones (APZs) as depicted in the following figure:

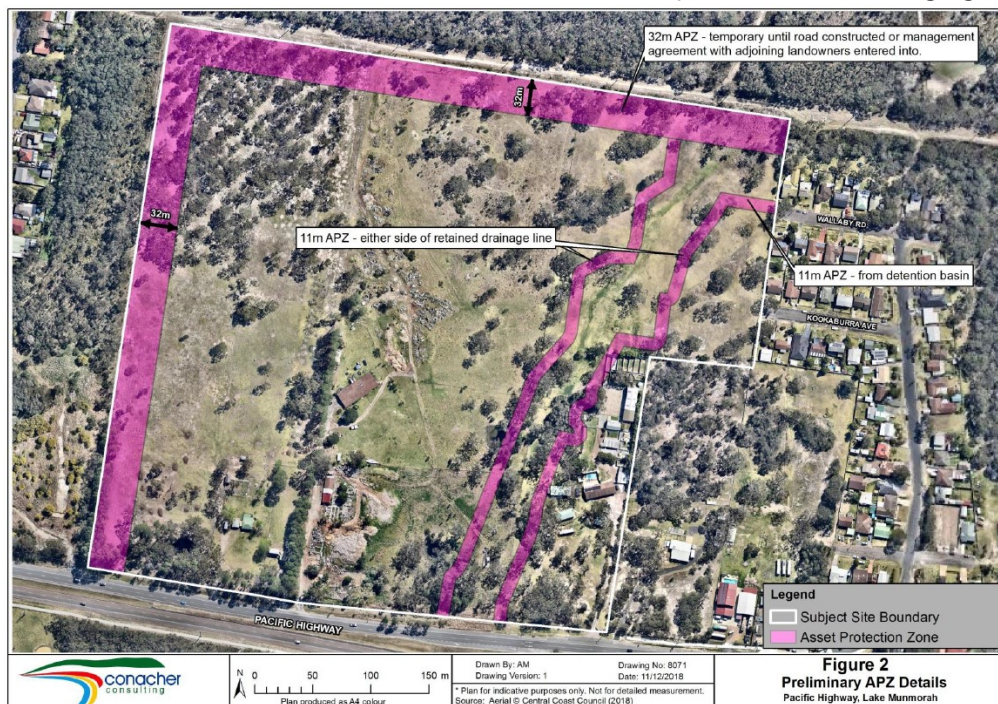


Figure 8 - Preliminary APZ Requirements

## Natural Resources



The site is located within the Swansea/North Entrance Mine Subsidence District, which may be subject to future underground coal mining. The site is subject to an active consolidated coal lease (CCL 719), administered by Centennial Mannering Coal Pty Ltd. Council is advised that plans have not yet been developed for CCL 719 and the resource is not a short or medium term priority, with extraction not expected to occur before 2023. Centennial Mannering Pty Ltd has advised that the majority of the potential future extraction within CCL 719 will likely occur within the Munmorah State Conservation Area. However, it is possible that the timing of mining activities could lead to modifications being made to the Planning Proposal.

Advice and commentary from the Mine Subsidence Board (MSB), Department of Trade and Investment (DTI) – Resources and Energy (Geological Survey of NSW) and lease owners will be utilised to determine and mitigate the impact of the proposal on coal and mineral resource extraction in the future.

## Mine Subsidence

All development in a mine subsidence district must be constructed in accordance with Subsidence Advisory NSW (SA NSW) approval. SA NSW's guidelines include requirements related to the nature and class of any development on a property, the size, height and location of new structures, and the use of certain building materials and construction methods. The subject site is assigned under Guideline 2, which applies to properties that have been undermined by coal mine workings in the past and assessed by SA NSW as having the potential to be impacted by subsidence.

Compliance with Guideline 2 is a requirement for persons planning to develop property within a mine subsidence district that has been assigned Guideline 2. In general terms, development is restricted to a maximum 2-storey brick veneer dwellings erected on reinforced concrete footings/slab, limited to a maximum length of 24 metres and maximum footprint size of 400m<sup>2</sup>.

A land use compatibility assessment may also be required to determine the most appropriate surface controls to apply to the proposed development sites.

## Contaminated Land and Acid Sulfate Soils

### Geotechnical

A preliminary geotechnical investigation and contamination assessment has been undertaken by GHD Consultants in February 2019. The Regional Geology Sheet for Gosford-Lake Macquarie identifies Quaternary Alluvium occurring in minor portions in the North-East and North-West of the site, with Munmorah Conglomerate occurring over the majority of the site. The Soil Landscape Map and Report for Gosford Lake Macquarie identifies the Wyong Landscape unit also in the small areas of the North-East and North-West, with the majority of the site subject to the Doyalson soil landscape unit. Limitations of Doyalson soil landscape unit include:

- high erosion hazard,
- localised foundation hazard,
- strongly acid soils,
- stoniness.

The preliminary geotechnical investigation has identified 3 categories of land based on geotechnical constraints (illustrated in the figure below):

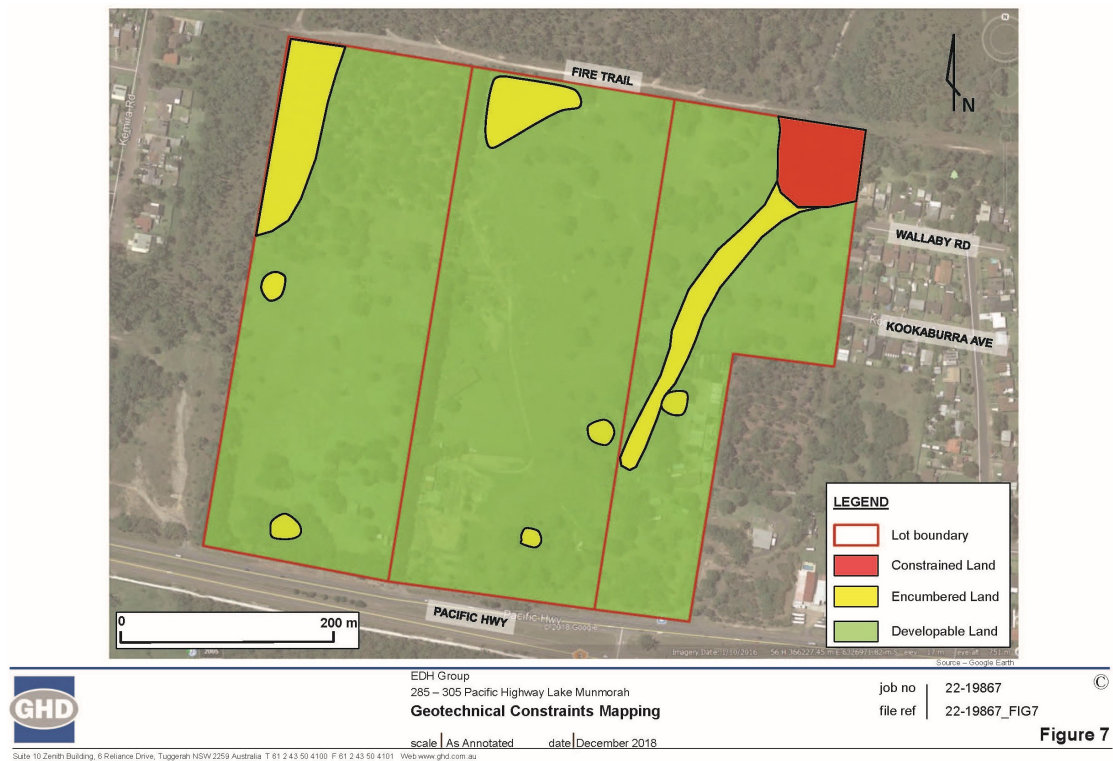


Figure 9 - Geotechnical constraints mapping (GHD, 2018)

- Constrained land (not recommended for residential development)
- Encumbered land (developable, but with specific requirements to address geotechnical issues)
- Developable land (no special geotechnical constraints)

Areas of constrained land coincide with the drainage basin in the NE corner of 305 Pacific Highway, Lake Munmorah. The areas of encumbered land coincide generally with areas of uncontrolled fill/stockpiles and farm dams. However, there is an area of encumbered land that coincides with the drainage depression that drains to the drainage basin at the NE corner of 305 Pacific Highway.

### Acid Sulfate Soils

A preliminary geotechnical investigation and contamination assessment has been undertaken by GHD Consultants in February 2019. The Acid Sulfate Soil Risk Map for Catherine Hill Bay shows that the majority of the site has no mapped occurrence of acid sulfate soils. Council's acid sulfate soil mapping identifies Class 5 soils over most of the site, with a small area in the south-west of the site excluded. Class 5 soils are defined in the *Wyang LEP 2013* as "Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land."

The preliminary assessment has determined that laboratory testing will be required to confirm if sulphides are present in the alluvial soils associated with the basin swamp area in the NE, within the drainage depression located within 305 Pacific Highway and the NW corner of 285 Pacific Highway.

### Contaminated Lands

The site that currently operates as a BP Service Station (335 Pacific Highway, Lake Munmorah) and the nursery site (295 Pacific Highway, Lake Munmorah) are identified by Council's potentially contaminated land mapping. A Phase 1 Contaminated Site Investigation has been undertaken by GHD Consultants in

February 2019. This investigation included consideration of the following potentially contaminating factors:

- Review of soil landscapes and acid sulfate soils.
- Review of groundwater borehole records.
- Aerial photograph review.
- Review of previous and current land uses, which identified the following potentially contaminating activities:
  - Current BP Service Station located at 335 Pacific Highway, Lake Munmorah.
  - The business records of 1970 contain a motor car garage and service station located on the Pacific Highway approximately 400 m from the boundary of 285 Pacific Highway, Lake Munmorah. This description matches the present location of the Caltex service station, east of the site.
  - Lake Munmorah Shopping Centre also incorporates a Caltex Service Station, approved under DA/855/2011/A.
- Site visit which identified the following potentially contaminating activities:
  - Fill material: Fill that potentially includes waste building material was observed on all sites but predominantly 285 & 295 Pacific Highway, Lake Munmorah.
  - Litter: 295 Pacific Highway, Lake Munmorah contained many areas of litter including potentially contaminating chemicals, hydrocarbons and discarded vehicles and engines/mechanical parts.
  - Oil slick and hydrocarbon odour was identified in surface waters of the swampy area in the far north-eastern corner of the site at 305 Pacific Highway, Lake Munmorah. Potential hydrocarbon contamination from sources on adjacent properties (service station).
  - Septic tank leaks: Leaks from septic tanks were observed at 285 & 305 Pacific Highway, Lake Munmorah.
- Assessment of regulatory information from a number of sources:
  - NSW EPA Contaminated Sites Register (notifications or incidents) – No recorded sites.
  - NSW EPA Protection of the Environment Operations (POEO) Licence register – No recorded sites. 2 sites in possession of a POEO licence are located within a 1km radius of the site – Munmorah Power Station, located 550m to the south-west, and water-based extractive activity by Council, 570m to the south of the site. Neither of these activities is considered likely to have led to contamination of the subject site. There are no delicensed activities which are still regulated by the EPA recorded within one kilometre of the site.
  - NSW EPA Per- and polyfluoroalkyl substances (PFAS) Investigation Program – No recorded sites. The closest recorded site is the Munmorah Power Station located 540m to the south-west of the site.
  - National Waste Management Site database – No recorded sites within a 1km radius.
  - Protection of the Environment (Underground Petroleum Storage Systems) Regulation 2014 – The site is mapped as a sensitive zone under this legislation.

Based on the findings of the Phase 1 Contaminated Site Investigation, a detailed investigation is recommended to further investigate the potential contaminant sources listed above.

## Flooding and Overland Flow

### Flooding

A Council initiated flood study for the Lake Macquarie catchment is expected to be completed by the end of 2020. This study, in conjunction with a detailed assessment of the subject site (to be undertaken by the Proponent), will determine the extent of any existing flood conditions and expected impacts of the proposal.

The 2 areas of concern within the subject site are located in the north-west and north-east of the site and are each proposed to be the location of detention basins, rather than residential development.

### Overland Flow

The site is located within the upper reaches of the Karignan Creek catchment that drains into Lake Macquarie. Natural water courses run through the eastern half of the development and along the western boundary, which may subject the site to overland flows and flooding. Overland flows and flooding through the proposed rezoning site have been simulated in both 1D and 2D HEC-RAS models:

- a. Within the proposed rezoning site, the maximum increase in PMF level compared to the 1% AEP is 360 mm, with an average increase of 76 mm. Therefore, the flood levels throughout the rezoning site should be based on the 1% AEP water levels plus 500 mm freeboard.
- b. Due to the steepness of the site, there appears to be limited backwater influence from the downstream wetlands and Lake Macquarie.
- c. For the western catchment, proposed development works are expected to be on the edge of the 100-year ARI flood extent and require only minimal filling to flood proof lots.
- d. For the eastern catchment, some earthworks and lot filling may be required for flood proofing within the existing 100-year flood areas. Post-development modelling suggests that only localised increases to flow depth and velocity will occur as a result of the development, with no significant impacts to creek flows expected downstream of the proposed rezoning site.

## Stormwater

On-site detention will be required for the site to ensure post-development flows are maintained within pre-development levels. A Stormwater Report has been prepared by Cubo Associates (2018).

### On-Site Detention (OSD)

The Stormwater Report concludes that a total OSD volume of approx. 7,000m<sup>3</sup>, split into 2,500m<sup>3</sup> for the western catchment and 4,500m<sup>3</sup> for the eastern catchment, may ensure that post-development runoff is kept within pre-development levels. 2 smaller upstream OSD's (part of the overall volume) should be provided for the subject site to maintain base flows in the upper reaches of the creeks, particularly during smaller storm events. The OSD arrangements above will also result in only a 5% decrease in storm flows from pre-development levels, ensuring that flows to the downstream wetlands are maintained throughout all storm events.

### Pollutant Reduction

Preliminary MUSIC modelling (assuming all proposed lots have a minimum 2,000L rainwater tank as per BASIX requirements) for the rezoning site indicates that Central Coast Council's pollutant reduction targets may be met through:

- a. For the western catchment, bioretention ponds with a total filter area of 340m<sup>2</sup> and upstream GPT(s).
- b. For the eastern catchment, bioretention ponds with a total filter area of 580m<sup>2</sup> and upstream GPT(s).

### **Stormwater Management**

Dispersive Soils (also known as sodic soils) occur within the catchment of the subject site. This is evidenced by severe gully erosion along the creek lines, especially along Karignan Creek to the north of the subject site. It is also evidenced by the deposition of sediments and poor water quality of the receiving waters in Lake Macquarie at the outlet of Karignan Creek.

Mitigation measures for stormwater management which incorporate retention of vegetation, erosion controls, flow and energy dissipation mechanisms, gross and chemical pollutant removal will be required to be incorporated into the management plan. Additionally, the plan will be required to address immediate and long term maintenance responsibilities to achieve the required objectives and pollution targets, along with clarification of the ownership of the proposed stormwater infrastructure/assets. The area of land necessary to accommodate a suitable stormwater treatment system should also be identified and located.

Detailed sediment and erosion control plans will be required to ensure that sediment is not transported to downstream wetlands during the construction phase. Erosion/scour protection measures, and revegetation, may be required at the discharge locations to the downstream channels within both the eastern and western catchments.

A Stormwater Management Plan, based on sound modelling, will be required to be developed which demonstrate that future development of the subject site does not result in a detrimental impact to the natural water catchment.

***Has the planning proposal adequately addressed any social and economic impacts?***

### **Social Issues**

A *Social Impact Assessment* (SIA) has been provided to support the proposal. The SIA is comprehensive, including a demographic analysis, analysis of access to services and community consultation.

#### **Social infrastructure**

The proposed development includes the provision of community facilities, including a playground, picnic area with BBQ, as well as cycle paths and accessible footpaths.

Provision of playground, picnic area with BBQ, as well as cycle paths and accessible footpath should be a requirement of Development Consent as these will assist in building social capital in the new development, as well as facilitate active transport.

#### **Affordable housing**

The new development would provide much needed additional housing for the Central Coast, the subject proposal will deliver approximately 300 residential lots. There is a particular and growing need for affordable housing on the Central Coast to meet the housing needs of people on very low to moderate incomes. The proposed zoning would permit the development of affordable housing within the subject sites.



## Economic Impacts

The proposal will not increase employment opportunities within the local area, with the exception of jobs created during the construction phase of the development. However, there will be indirect employment opportunities due to the increased population adding to the existing retail catchment for local retail opportunities.

## Section D – State and Commonwealth Interests

### *9. Is there adequate public infrastructure for the planning proposal?*

#### Traffic

The subject site has a frontage to the Pacific Highway (an arterial road under care and control of RMS) to the south, however has limited other direct road frontages. Access to Tall Timbers Road (a local collector road under care and control of Council) requires access through privately-owned land (including Council-owned 6 Kemira Road, Lake Munmorah) and extensions to Chisholm Avenue and/or Deakin Avenue. Access to Kangaroo Avenue (a local urban road under care and control of Council) is possible via extensions to Wallaby Road, Possum Street and/or Kookaburra Avenue. The extended median width of the Pacific Highway at the junction with Kangaroo Avenue enables storage of 2 vehicles waiting to merge westbound onto the Pacific Highway.

A Preliminary Traffic Assessment Report has been prepared by Intersect Traffic (2018), to support the subject proposal. The report concludes that it is considered that the adjacent road network is operating within its technical capacity and has scope to cater for additional traffic generated by the new development. As the study assumes all traffic generated by the site will use Tall Timbers Road and the Pacific Highway for trip making purposes, the main issue is how well the intersections will operate. The modelling shows that the Pacific Highway / Tall Timbers Road intersection operates satisfactorily in 2018 during both the AM and PM peak periods even with development traffic and would continue to do so in 2028 and 2033 post development. The average delays, LoS and 95 % back of queue lengths for the intersection remain at acceptable levels based on the RMS assessment criteria listed above. In the PM peak the intersection is reaching capacity in 2028 through to 2033.

Note that modelling for the right turn lane on the Pacific Highway (currently 140 metres long) indicates 95% back of queue lengths in 2028 and 2033 may reach 220 metres and 280 metres respectively. This indicates that in the later stages of the development this right turn lane may need to be extended depending on the actual traffic generation from the site and rate of development. It is also considered that a direct connection to the site from the Pacific Highway as a left in and left out only intersection and connection to Kangaroo Avenue would relieve the Pacific Highway / Tall Timbers Road intersection to the point that it would continue to operate within capacity beyond 2033. The proposed link road from Tall Timbers Road to Carters Road as proposed in the draft Greater Lake Munmorah Structure Plan would also allow a redistribution of traffic from the site that would further improve the performance of the Pacific Highway / Tall Timbers Road intersection beyond 2033.

The preliminary traffic assessment identified that the existing road networks has the capacity to support the density of the proposed residential development. Additional traffic modelling may be required, subject to the requirements of the Roads and Maritime Services (RMS), to be determined

during the agency consultation process, in addition to monitoring of noise levels associated with existing and potential traffic generation.

The conceptual subdivision design for the subject site will require refinement to further address road safety, road geometry and sight distances, intersection location, Urban Interface Areas (UIAs), noise and vibration impacts and overland floodways and any matters identified by the RMS.

## Water

A *Sewer & Water Interim Servicing Report* has been prepared by Cubo Consulting (2019). Council's Water Planning and Development Unit has advised that there is generally capacity within the water network to cater for the residential subdivision mooted as part of this planning proposal. The proponent has been advised that the design of the reticulation network should consider security of supply and improved interconnectivity between the existing networks. In addition, the DN100 reticulation mains in this area are of an AC material for which Council has a replacement policy. The *Sewer & Water Interim Servicing Report* states that water supply capacity will need to be verified by modelling.

## Sewer

A *Sewer & Water Interim Servicing Report* has been prepared by Cubo Consulting (2019). Council's Water Planning and Development Unit has advised that capacity constraints have been identified for servicing of the subject sites. A proposed DN300 (Line 4 MP12) has been identified to service catchments draining to the west. A more detailed capacity assessment would need to be undertaken once loads to the east and west trunk gravity mains have been determined. A capacity upgrade has also been identified for receiving SPS MP12 which is currently identified at year 2034 in the Development Servicing Plan for the area (DSP).

A Sewer Servicing Plan will be required to be prepared in consultation with Council's Water Planning and Development Unit. The plan will need to consider site constraints, servicing options and compare the Net Present Costs of all options considering both capital and operational costs.

## Electricity and Gas

The site is located adjacent to a TransGrid electricity transmission line and easement (to the north of the site) and is in close proximity to Vales Point Power Station and the recently upgraded substation at 1 Carters Road, Lake Munmorah. The site is therefore suitably located to be serviced by electricity. Consultation with local energy and power suppliers will further determine requirements for the future development of the subject site.

## Internet/NBN

The National Broadband Network (NBN) is available in this locality.

### **10. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Consultation with the following agencies is proposed, based on the identified triggers and site constraints:

**Table 3 - Agency Consultation**

Agency	Trigger/Constraint
Ausgrid	Located in proximity to AusGrid substation at 1 Carters Rd, Lake Munmorah.
Central Coast Local Health District	Planning Proposal will enable population growth.
Darkinjung Local Aboriginal Land Council	Located in proximity to land with either pending or settled land claims by Darkinjung Local Aboriginal Land Council.
Department of Planning, Industry and Environment	<ul style="list-style-type: none"> <li>Potential Urban Release Area requirements</li> <li>S9.1 Direction 5.1 – Implementation of Regional Strategies (NWSSP Green Corridor)</li> <li>S9.1 Direction 6.2 – Reserving land for public purposes</li> </ul>
Department of Primary Industries - Agriculture	N/A
Department of Primary Industries - Fisheries	N/A
Department of Primary Industries – Forestry Corporation	N/A
Department of Primary Industries – Land and Natural Resources (Crown Lands)	N/A
Department of Primary Industries - Office of Water	Riparian areas within sites
Environment Protection Authority	N/A
Guringai Tribal Link	- S9.1 Direction 2.3 – Heritage Conservation
Jemena	- Proximity to and requirement for gas mains
Local Land Services	N/A
Mine Subsidence Board	<ul style="list-style-type: none"> <li>Located in Swansea/North Entrance mine subsidence district</li> <li>S117 Direction 1.3 – Mining Petroleum Production &amp; Extractive Industries</li> <li>S117 Direction 4.2 – Mine Subsidence &amp; Unstable Land</li> </ul>
NSW Department of Education	Increase in school age population
NSW Department of Industry – Resources and Energy	<ul style="list-style-type: none"> <li>Located in Swansea/North Entrance mine subsidence district</li> <li>Proximity to existing quarrying operations</li> <li>S9.1 Direction 1.3 – Mining Petroleum Production &amp; Extractive Industries</li> </ul>
NSW Police	N/A
NSW Department of Family and Community Services- Rural Fire Service	<ul style="list-style-type: none"> <li>Bushfire prone land</li> <li>Section 117 Direction 4.4 – Planning for Bushfire Protection</li> </ul>
Department of Planning, Industry and Environment- Biodiversity and Conservation Division	<ul style="list-style-type: none"> <li>Current site zoning (E2 Environmental Protection &amp; E3 Environmental Management)</li> <li>North Wyong Structure Plan Green corridor</li> </ul>

Agency	Trigger/Constraint
	<ul style="list-style-type: none"> <li>Proposed Biocertification of subject site and additional landholdings</li> <li>S9.1 Direction 2.1 – Environmental Protection Zones</li> <li>S9.1 Direction 2.3 – Heritage Conservation</li> <li>S9.1 Direction 4.1 – Acid Sulfate Soils</li> <li>S9.1 Direction 4.3- Flood Prone land</li> <li>Section 34A Environmental Planning and Assessment Act, 1979</li> </ul>
Transport for NSW -Roads and Maritime Services	<ul style="list-style-type: none"> <li>Frontage to state operated road carriageway (Pacific Highway)</li> <li>S9.1 Direction 3.4 – Integrating Land Use &amp; Transport</li> <li>Traffic generation potential</li> </ul>
TransGrid	Located adjacent to TransGrid electricity transmission easement.
Transport for NSW	3.4 Integrating Land Use and Transport - Potential Urban Release Area requirements

\* NOTE: Section 3.25 of the EP&A Act requires the RPA to consult with the Chief Executive of the Office of Environment and Heritage (OEH) if, in the opinion of the RPA, critical habitat or threatened species, populations or ecological communities, or their habitats may be adversely affected by the proposed instrument.

- The consultation is to commence after a Gateway Determination is issued unless the Regulations specify otherwise.
- The period for consultation is 21 days unless agreed differently between the RPA & the DG or by the Regulations.

## Part 4 Mapping

Table 4 - Existing and Proposed Provisions

Map	Map Title
A.	Locality Plan
<b>Existing Provisions</b>	
A.	Acid Sulfate Soils Map ASS_018
B.	Land Zoning Map LZN_ 018
C.	Lot Size Map LSZ_ 018
D.	Urban Release Area Map URA_ 018
<b>Proposed Provisions</b>	
A.	Acid Sulfate Soils Map ASS_018
B.	Land Reservation Acquisition Map LRA_ 018
C.	Land Zoning Map LZN_ 018
D.	Lot Size Map LSZ_ 018
E.	Urban Release Area Map URA_ 018



## **Part 5 Community Consultation**

The proposal will be made available for **28** days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

It is expected that the proposal will be made available via the following:

- Council's website: <http://www.haveyoursaycentralcoast.com.au/>

Additionally, notification of the exhibition of the proposal will be provided to adjoining landholders prior to its exhibition.

## Part 6 Project Timeline

Table 5 - Key Project Timeframes

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	1 month	01/06/20	01/07/20
Anticipated timeframe for the completion of required technical information	5 months	01/07/20	01/12/20
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days	01/12/20	10/01/21
Commencement and completion dates for public exhibition	28 days	11/01/21	09/02/21
Dates for public hearing (if required)	N/A	N/A	N/A
Timeframe for consideration of submissions	3 weeks	09/02/21	01/03/21
Timeframe for consideration of a proposal post exhibition	8 weeks	01/03/21	01/05/21
Date of submission to the Department to finalise LEP	1 day	01/05/21	02/05/21
Anticipated date RPA will make the plan (if delegated)	N/A	N/A	N/A
Anticipated date RPA will forward to the Department for notification	N/A	N/A	N/A

## Supporting Documentation

Table 6 - Supporting Documentation to the Planning Proposal

No.	Document
<b>01 Assessment and Endorsement</b>	
A.	Council Report and Minutes – 27 April 2020
B.	Central Coast Regional Plan 2036 Assessment
C.	State Environmental Planning Policy Assessment
D.	Section 9.1 Ministerial Direction Assessment
E.	Gateway Determination and Agency Responses
F.	Wyong Shire Settlement Strategy
G.	Central Coast Community Strategic Plan
H.	Biodiversity Strategy
I.	Draft Greater Lake Munmorah Structure Plan
<b>02 Land Use Provisions</b>	
A.	Land Use Tables
B.	Draft Voluntary Planning Agreement & Explanatory Note
C.	Draft DCP 2013: Chapter XXX
<b>03 Agency Responses</b>	
A.	To be updated post-Gateway
<b>04 Mapping To be included post Gateway</b>	
A.	Locality Plan
<b>Existing Provisions</b>	
A.	Acid Sulfate Soils Map ASS_018
B.	Land Zoning Map LZN_ 018
C.	Lot Size Map LSZ_ 018
D.	Urban Release Area Map URA_ 018

No.	Document
<b>Proposed Provisions</b>	
A.	Acid Sulfate Soils Map ASS_018
B.	Land Reservation Acquisition Map LRA_ 018
C.	Land Zoning Map LZN_ 018
D.	Lot Size Map LSZ_ 018
E.	Urban Release Area Map URA_ 018
<b>05 Supporting Studies</b>	
A.	Preliminary Traffic Assessment , Intersect Traffic, February 2019
B.	Social Impacts Assessment concerning 285 Pacific Highway Lake Munmorah prepared by BB Professional Services, February 2019
C.	Biodiversity Review Report, Conacher Consulting, February 2019
D.	Preliminary Bushfire Assessment Report, Conacher Consulting, February 2019
E.	Stormwater Report to support rezoning application, Cubo Consulting Pty Ltd, February 2019
F.	Sewer & Water Interim Servicing Report to Support Rezoning Application, Cubo Consulting Pty Ltd, February 2019
G.	Phase 1 Contaminated Site Investigation, GHD, February 2019
H.	Preliminary Geotechnical Investigation, GHD, February 2019
I.	AHIMS Web Search, Office of Environment & Heritage, January 2019

# 01

## **Assessment & Endorsement**



## **Council Report and Minutes**

## Central Coast Regional Plan Assessment

<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
1. <i>Grow Gosford City Centre as the region's capital</i>	N/A	The subject site is not located proximate to Gosford City Centre
2. <i>Focus economic development in the Southern and Northern Growth Corridors</i>	N/A	The proposal seeks to rezone the subject site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The subject proposal does not conflict with the location of any economic development.
3. <i>Support priority economic sectors</i>	N/A	The proposal does not conflict with priority economic sectors.
4. <i>Strengthen inter-regional and intra-regional connections for business</i>	N/A	The proposal does not include any business related uses or zones.
5. <i>Support new and expanded industrial activity</i>	N/A	The proposal does not include industrial activity or zones.
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	N/A	The subject area is not under caretaker ship of the local aboriginal land council. The proposal will be referred to them for comment if a Gateway is granted.
7. <i>Increase job containment in the region</i>	N/A	The proposal does not relate to job containment
8. <i>Recognise the cultural landscape of the Central Coast</i>	Yes	The subject site has environmental values suitable for retention. The vegetation on part of the site presents high amenity value for residents and visitors to the area. The proposal is considered to respect the cultural value of the area.
9. <i>Protect and enhance productive agricultural land</i>	N/A	The subject site is not within proximity to or identified as productive agricultural land.
10. <i>Secure the productivity and capacity of resource lands</i>	N/A	The subject site is not proximate to or identified as resource lands
11. <i>Sustain and balance productive landscapes west of the M1</i>	N/A	The subject land is not west of the M1.
12. <i>Protect and manage environmental values</i>	Yes	The proposal seeks to rezone the site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The subject proposal is considered to be consistent with this Direction as it seeks to retain and enhance areas of

		conservation value.
13. <i>Sustain water quality and security</i>	N/A	The subject site is not located within the Drinking Water Catchment.
14. <i>Protect the coast and manage natural hazards and climate change</i>	Yes	The proposal is considered to be consistent with this Direction as flooding and stormwater measures will be utilised to minimise impacts upon the coast. The retention and enhancement of areas as biodiversity corridors is considered to be a positive outcome for the site.
15. <i>Create a well-planned, compact settlement pattern</i>	Yes	The proposal is consistent with this Direction. The subject site sits within an existing urban centre and presents an extension of an existing residential area..
16. <i>Grow investment opportunities in the region's centres</i>	N/A	The proposal does not include opportunities for investment at this stage.
17. <i>Align land use and infrastructure planning</i>	Yes	The proposal is consistent with this direction. The subject site sits within an existing urban area where infrastructure is available.
18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	Yes	The proposed rezoning of the subject sites for residential purposes increases the potential for future development of the precinct to be inclusive, well designed and attractive for residents.
19. <i>Accelerate housing supply and improve housing choice</i>	Yes	The proposal is consistent with this Direction. The subject proposal seeks to rezone the subject site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation. The increase in residential zoned lands enable accelerated supply and choice.
20. <i>Grow housing choice in and around local centres</i>	Yes	The proposal is consistent with this Direction. The proposal seeks to rezone the subject site from RU6 Transition zone to R2 Low Density Residential and E2 Environmental Conservation in an existing urban area proximate to local centres.
21. <i>Provide housing choice to meet community needs</i>	Yes	The delivery of land zoned R1 General Residential and R2 Low Density Residential enables sites to be developed for a variety of housing typologies.
22. <i>Deliver housing in new release areas that are best suited to building new communities</i>	Yes	The subject site is within an urban release area identified within the NWSSP.
23. <i>Manage rural lifestyles</i>	N/A	The subject site is not within a rural area.

## State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy	Comment
<b>SREP 8 – Central Coast Plateau Areas</b>	
<p>Aims:</p> <ul style="list-style-type: none"> <li>(a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses,</li> <li>(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,</li> <li>(c) (Repealed)</li> <li>(d) to protect regionally significant mining resources and extractive materials from sterilization,</li> <li>(e) to enable development for the purposes of extractive industries in specified locations,</li> <li>(f) (Repealed)</li> <li>(g) to protect the natural ecosystems of the region, and</li> <li>(h) to maintain opportunities for wildlife movement across the region, and</li> <li>(i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</li> <li>(j) to encourage the preparation of draft local environmental plans based on merits.</li> </ul>	<p>Not applicable to the subject proposal.</p>

State/Sydney Region Environmental Planning Policy	Comment
<b>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 to the subject proposal.
<b>SEPP No. 19 – Bushland in Urban Areas</b>	
<p>Aims to protect and preserve bushland within urban areas because of:</p> <ul style="list-style-type: none"> <li>a) Its value to the community as part of the natural heritage,</li> <li>b) Its aesthetic value, and</li> <li>c) Its value as a recreational, educational and scientific resource</li> </ul>	This SEPP does not apply in the former Wyong LGA.
<b>SEPP (Koala Habitat Protection) 2019</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> <ul style="list-style-type: none"> <li>(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and</li> <li>(b) by encouraging the identification of areas of core koala habitat, and</li> <li>(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones</li> </ul>	<p>No assessment was undertaken by the proponent in regard to the requirements of SEPP (Koala habitat Protection) 2019.</p> <p>A Potential Koala Habitat assessment will be required to be undertaken as part of future ecological assessment to address these matters.</p>
<b>SEPP (Primary Production and Rural Development) 2019</b>	

State/Sydney Region Environmental Planning Policy	Comment
<p>Aims:</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 simplifying 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>The proposal is considered to be consistent with the requirements of the SEPP. The proposed rezoning of the subject sites to R2 Low Density Residential and E2 Environmental Conservation will not impact upon any rural production in the area. Adjoining development is residential, commercial and conserved lands.</p>



State/Sydney Region Environmental Planning Policy	Comment
<b>SEPP (Coastal Management ) 2018</b>	
<p>Aims:</p> <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> <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>	<p>The proposal is consistent with the requirements of State Environmental Planning Policy (Coastal Management) 2018. The site includes an area of mapped Coastal Wetlands, however the proposal does not include development in this vicinity.</p>
<b>SEPP – (Mining, Petroleum &amp; Extractive Industries) 2007</b>	
<p>Aims:</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</li> <li>(b1) to promote the development of</li> </ul>	<p>The subject site has not been identified as containing any mineral, petroleum or extractive resource materials.</p>

State/Sydney Region Environmental Planning Policy	Comment
<p>significant mineral resources, and</p> <p>(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</p> <p>(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development:</p> <p>(i) to recognise the importance of agricultural resources, and</p> <p>(ii) to ensure protection of strategic agricultural land and water resources, and</p> <p>(iii) to ensure a balanced use of land by potentially competing industries, and</p> <p>(iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.</p>	
<b>SEPP (Vegetation in Non-Rural Areas) 2017</b>	
<p>The aims of this Policy are as follows:</p> <p>(a) to establish the process for assessing and identifying sites as urban renewal precincts,</p> <p>(b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</p> <p>(c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.</p>	<p>Not applicable to the subject proposal. Site is not located within a zone dictated under this SEPP.</p>

## Ministerial Section 9.1 Directions

Direction	Comment
<b>Employment &amp; Resources</b>	
<b>1.1 Business &amp; Industrial Zones</b>	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Not Applicable</p> <p>Subject area is not within an existing or proposed business or industrial zone.</p>
<b>1.2 Rural Zones</b>	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p>Applicable</p> <p>Subject sites are currently zoned RU6 Transition which is identified as a Rural zone. It is considered that the subject sites are not suitable for agricultural production and have been identified for residential development.</p> <p>The subject proposal is consistent with this Direction.</p>
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p>Applicable</p> <p>The subject site does not sit within an area to which State or regionally significant reserves of coal, minerals, petroleum or extractive minerals have been identified.</p> <p>The subject proposal is consistent with Direction 1.3 Mining, Petroleum Production and Extractive Industries.</p>
<b>1.4 Oyster Aquaculture</b>	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current</p>	<p>Not Applicable</p>

Direction	Comment
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.	
<b>1.5 Rural Lands</b>	
<p>Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p>Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.</p>	<p>Applicable</p> <p>The subject proposal seeks to rezone the subject sites from RU6 Transition. These lands are not suitable for rural production and have been identified in the North Wyong Structure Plan for residential development.</p> <p>The subject proposal is consistent with 1.5 Rural Land.</p>
<b>Environment &amp; Heritage</b>	
<b>2.1 Environmental Protection Zones</b>	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal to rezone the site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation will protect and enhance biodiversity corridors through the site.</p> <p>The subject proposal is consistent with Direction 2.1 Environmental Protection Zones.</p>
<b>2.2 Coastal Management</b>	
<p>Aims to protect and manage coastal areas of NSW.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i> as defined under the <i>Coastal Management Act 2016</i>.</p>	<p>Applicable</p> <p>Section 5 of the Coastal Management Act 2016 provides that the coastal zone means the area of land comprised of the following coastal management areas:</p> <ul style="list-style-type: none"> <li>(a) the coastal wetlands and littoral rainforests area,</li> <li>(b) the coastal vulnerability area,</li> <li>(c) the coastal environment area,</li> <li>(d) the coastal use area.</li> </ul> <p>The subject site contains a small area of Coastal Wetland in the north-western corner of the site. No future development is proposed in this corner of the site, with the exception of drainage works.</p> <p>The subject proposal is consistent with 2.2 Coastal Management.</p>
<b>2.3 Heritage Conservation</b>	

Direction	Comment
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>There are no items of European heritage on the site. The site has not been formally surveyed for items of indigenous cultural heritage. However, any items are likely to be contained in the area zoned for conservation purposes, as these areas align with overland flow paths.</p> <p>The subject proposal is consistent with 2.3 Heritage Conservation.</p>
<b>2.4 Recreational Vehicle Areas</b>	
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal is not located within proximity to a recreational vehicle area nor does it propose to introduce one.</p> <p>The subject proposal is consistent with 2.4 Recreational Vehicle Areas.</p>
<b>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b>	
<p>Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>2.6 Remediation of Contaminated Land</b>	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities</p>	<p>Applicable</p> <p>A Phase 1 Contaminated Lands Assessment has been undertaken by a suitably qualified geotechnical engineer to demonstrate compliance with the requirements of SEPP 55.</p> <p>Based on the findings of the Phase 1 Contaminated Site Investigation, a detailed investigation is recommended to further investigate the potential contaminant sources listed above.</p> <p>The subject proposal is consistent with 2.6 Remediation of Contaminated Land</p>
<b>Housing, Infrastructure and Urban Development</b>	
<b>3.1 Residential Zones</b>	
<p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and to minimise the impact of</p>	<p>Applicable</p> <p>The subject proposal seeks to rezone the subject site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation. The proposed rezoning</p>

Direction	Comment
<p>residential development on the environment and resource lands.</p> <p>Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>will increase the supply of residential zoned lands.</p> <p>The subject proposal is consistent with 3.1 Residential Zones.</p>
<b>3.2 Caravan Parks and Manufactured Home Estates</b>	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal seeks to rezone the subject site from RU6 Transition to, R2 Low Density Residential zone and E2 Environmental Conservation. The subject proposal does not outline intent to provide a caravan park or manufactured home estate.</p> <p>The subject proposal is consistent with 3.2 Caravan Parks and Manufactured Home Estates.</p>
<b>3.3 Home Occupations</b>	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject proposal seeks to rezone the subject site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation. Home Occupation is a permitted use within the R1 General Residential zone and R2 Low Density Residential zone.</p> <p>The subject proposal is consistent with 3.3 Home Occupations.</p>
<b>3.4 Integrating Land Use &amp; Transport</b>	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing dependence on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>Applicable</p> <p>The subject proposal seeks to zone the subject site for residential purposes in an existing urban area.</p> <p>The subject proposal is consistent with 3.4 Integrating Land Use &amp; Transport.</p>
<b>3.5 Development Near Regulated Airports and Defence Airfields</b>	



Direction	Comment
<p>Aims to ensure the effective and safe operation of regulated airports and defence airfields; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise..</p> <p>Applies when a planning proposal creates, alters or removes a zone or provision relating to land near a regulated airport which includes a defence airfield.</p>	<p>Not Applicable</p> <p>The site is not located proximate to a regulated airport.</p>
<b>3.6 Shooting Ranges</b>	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	<p>Not Applicable</p> <p>Subject site is not proximate to a shooting range.</p>
<b>Hazard &amp; Risk</b>	
<b>4.1 Acid Sulfate Soils</b>	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.</p>	<p>Applicable</p> <p>The subject site is mapped as containing areas of ASS, the subject site sits within an existing urban area. For the purpose of rezoning the site, ASS is not considered an impediment.</p> <p>The subject site is consistent with 4.1 Acid Sulfate Soils.</p>
<b>4.2 Mine Subsidence &amp; Unstable Land</b>	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study, strategy or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p>	<p>Applicable</p> <p>Consistent</p> <p>The site is located within a Mine Subsidence District. All development in a mine subsidence district must be constructed in accordance with Subsidence Advisory NSW (SA NSW) approval. The subject site is assigned under Guideline 2, which applies to properties that have been undermined by coal mine workings in the past and assessed by SA NSW as having the potential to be</p>

Direction	Comment
	<p>impacted by subsidence.</p> <p>The subject proposal is consistent with 4.2 Mine Subsidence &amp; Unstable Land.</p>
<b>4.3 Flood Prone Land</b>	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.</p>	<p>Applicable</p> <p>A small portion of the land is affected by the 1 in 100 year flood event (1% AEP). The 2 areas of concern within the subject site are located in the north-west and north-east of the site and are each proposed to be the location of detention basins, rather than residential development.</p> <p>The subject proposal is consistent with 4.3 Flood Prone Land.</p>
<b>4.4 Planning for Bushfire Protection</b>	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>Applicable</p> <p>The subject land is classified as Bush Fire affected.</p> <p>A Preliminary Bushfire Assessment Report (2018) has been prepared to support the planning proposal. This report includes recommended APZs to be implemented as part of the proposal. The proposed measures will contribute to the amelioration of the potential impact of any bushfire on the proposed development.</p> <p>Consultation will be undertaken with RFS post Gateway determination to determine consistency with this Direction.</p>
<b>Regional Planning</b>	
<b>5.1 Implementation of Regional Strategies</b>	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.2 Sydney Drinking Water Catchments</b>	
<p>Aims to protect water quality in the Sydney drinking water catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b>	

Direction	Comment
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre, to provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas..</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council except within areas contained within the “urban growth areas” mapped in the North Coast Regional Plan 2036..</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>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b>	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.9 North West Rail Link Corridor Strategy</b>	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.10 Implementation of Regional Plans</b>	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The Central Coast Regional Plan 2036 identifies this location as part of the Northern Growth Corridor and is identified for residential development. The planning proposal will facilitate the achievement of Goal 4 by planning for ‘a variety of housing choices to suit needs and lifestyles’. Direction 22 seeks to ‘deliver housing in new release areas that are best suited to building new communities’. Action 22.1 requires the coordination of infrastructure delivery to support the North Wyong Shire Structure Plan release areas. In this regard the proposed development can be suitably serviced.</p>

Direction	Comment
	The subject proposal is consistent with 5.10 Implementation of Regional Plans.
<b>5.11 Development of Aboriginal Land Council Land</b>	
Aims to provide for the consideration of development delivery plans prepared under State Environmental Planning Policy (Aboriginal Land) 2019 when planning proposals are prepared by a planning proposal authority. Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.	Not Applicable
<b>Local Plan Making</b>	
<b>6.1 Approval and Referral Requirements</b>	
Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Applies when the relevant planning authority prepares a planning proposal.	Applicable The subject proposal will not include any restrictive approval or referral requirements. The subject proposal is consistent with 6.1 Approval and Referral Requirements.
<b>6.2 Reserving Land for Public Purposes</b>	
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 the relevant planning authority prepares a planning proposal.	Applicable The subject proposal does not include reserving any land for public purposes. The subject proposal is consistent with 6.2 Reserving Land for Public Purposes.
<b>6.3 Site Specific Provisions</b>	
Aims to discourage unnecessarily restrictive site-specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	Applicable The subject proposal does not seek any restrictive site-specific planning controls. The subject proposal is consistent with 6.3 Site Specific Provisions.
<b>Metropolitan Planning</b>	
<b>7.1 Implementation of A Plan for Growing Sydney</b>	
Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing	Not Applicable This Direction does not apply to the Central Coast Local

Direction	Comment
Sydney	Government Area (or former Wyong or Gosford LGAs).
<b>7.2 Implementation of Greater Macarthur Land Release Investigations</b>	
Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.3 Parramatta Road Corridor Urban Transformation Strategy</b>	
<p>Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit. To provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community and guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</p> <p>This Direction applies to City of Parramatta Council, Cumberland Council, Strathfield Council, Burwood Council, Canada Bay Council and Inner West Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	
<p>Aims to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy (the Strategy)</p> <p>This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim Plan).	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
<p>The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.</p> <p>This direction applies to Wollondilly Shire Council</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

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



## Wyong Shire Settlement Strategy Assessment

Objective/Requirement	Comment
<p>Key Planning Principles of relevance include:</p> <ul style="list-style-type: none"> <li>• <i>Higher density developments should be located around the commercial core of nominated Town, Village and Neighbourhood Centres, whilst having regard to the desired urban character of each settlement. This will need to be supported by local planning strategies and/or masterplans.</i></li> <li>• <i>The majority of new housing within Wyong LGA will be located within or immediately adjacent to existing Town, Village and Neighbourhood Centres.</i></li> <li>• <i>Expansion of Urban Release Areas to occur in an orderly manner and be consistent with the timeframes of the NWSSP and Settlement Strategy.</i></li> <li>• <i>Urban Release Areas should not be progressed until such time that adequate transportation, utility, community and recreational infrastructure can be guaranteed, including matters for consideration identified in Part 6 of Wyong LEP 2013.</i></li> <li>• <i>Facilitate the creation of social hubs in new Urban Release Areas that satisfy the needs of the community, including community cultural, education, health and recreation facilities.</i></li> <li>• <i>Incorporate the principles of Healthy Spaces and Places; Crime Prevention through Environmental Design; and the Universal Design Principles for Accessible Environment into new Urban Release Areas</i></li> <li>• <i>Provide for appropriate housing choice in new Urban Release Areas. This may be assisted by incorporating the findings of the Affordable Housing study.</i></li> </ul>	<p>The proposal is consistent with the Key Planning Principles listed in the Settlement Strategy. The proposal is located adjacent to the Lake Munmorah Local Centre, and whilst the timing of this land release is inconsistent with the NWSSP and Settlement Strategy, it is consistent with the draft Greater Lake Munmorah Structure Plan, which has recently been exhibited.</p>

## 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	The proposal will provide a variety of housing types to suit a diverse population and with the proposed new large park will provide opportunities for the new residents to gather and strengthen community assets
	A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	Not Applicable
	A3 Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people	Not Applicable
	A4 Enhance community safety within neighbourhoods, public spaces and places	Applicable The final subdivision design should incorporate safer by design requirements. The proposed area is connected to existing residential development so presents opportunity to increase connectivity between the areas.
<b>CREATIVITY, CONNECTION AND LOCAL IDENTITY</b>		
	B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	Not Applicable
	B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year	Not Applicable
	B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life	Not Applicable
	B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	Applicable The proposal includes green space that will function as drainage, environmental and recreation corridors, which will encourage activity.

Objective/Requirement		Comment
<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	Not Applicable
	C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists	Not Applicable
	C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	Not Applicable
	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	Not Applicable
<b>A PLACE OF OPPORTUNITY FOR PEOPLE</b>		
	D1 Foster innovation and partnerships to develop local entrepreneurs and support start-ups	Not Applicable
	D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises	Not Applicable
	D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers	Not Applicable
	D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering	Not Applicable
<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	Not Applicable
	E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways	Not Applicable

Objective/Requirement		Comment
	E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours	Not Applicable
	E4 Incorporate renewable energy and energy efficiency in future design and planning and ensure responsible use of water and other resources	Not Applicable
<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	Applicable The proposal includes green space that will function as drainage, environmental and recreation corridors, which will preserve environmental heritage and encourage community ownership of these spaces.
	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)	Applicable See above.
	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	Not Applicable
	F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	Applicable The proposal avoids areas of the site subject to the 1% AEP flood event, and incorporates green corridors to mitigate the effect of increased hard stand and heat island effects.
<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	Not Applicable
	G2 Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect	Applicable The proposal will be publicly exhibited for the appropriate time period, providing the community with an opportunity to comment.
	G3 Engage with the community in meaningful dialogue and demonstrate how community participation is being used to	Applicable See above.

Objective/Requirement		Comment
	inform decisions	
	G4 Serve the community by providing great customer experience, value for money and quality services	Not Applicable
<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	Not Applicable
	H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities	Not Applicable
	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	Not Applicable
	H4 Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water	Applicable  The delivery of infrastructure will be the responsibility of the developer of the area. The assessment of future development will assess the sustainable nature of infrastructure delivery.
<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	Applicable  The proposal is located proximate to the Pacific Highway transport corridor.
	I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	Applicable  The proposal is located proximate to the Pacific Highway transport corridor, and adjacent to the Lake Munmorah Local Centre.
	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	Applicable  The masterplan for the proposal has included biodiversity corridors on the east and west sections of the area. The corridor connectivity to existing areas to the north of the proposed rezoning will enhance livability and environmental sustainability in the area.

Objective/Requirement		Comment
	I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	Applicable  The proposed rezoning of the subject area increases the available supply of land zoned R1 General Residential and R2 Low Density Residential which will deliver more available land for a variety of housing options.
<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	Not Applicable
	J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport	Not Applicable
	J3 Improve bus and ferry frequency and ensure networks link with train services to minimise journey times	Not Applicable
	J4 Design long-term, innovative and sustainable transport management options for population growth and expansion	Not Applicable
<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	Not Applicable
	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	Applicable
	K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	Not Applicable
	K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of natural waterways and foreshores	Not Applicable
<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	Not Applicable

Objective/Requirement		Comment
	and activated	
	L2 Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer	Not Applicable
	L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	Not Applicable
	L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs	Not Applicable



**Biodiversity Strategy Assessment**

Objective/Requirement	Comment

# 02

## **Land Use Provisions**

# 03

## **Agency Responses**

# 04

## Mapping

# 05

## **Studies**