



RZ/12/2014

01 Assessment & Endorsement



Wyong
Shire
Council
CENTRAL COAST

01 Assessment & Endorsement

RZ/12/2014

A. Council Report & Minutes

26 November 2014

2.2 RZ/12/2014 - Planning Proposal in Respect of Land at Lake Munmorah & Crangan Bay

TRIM REFERENCE: RZ/12/2014 - D11738077

MANAGER: Tanya O'Brien, Manager

AUTHOR: Jenny Mewing; Strategic Planner

SUMMARY

A request has been received to prepare a Planning Proposal to rezone Lot 642 DP 1027231 (405 – 415 Pacific Highway), Lake Munmorah, Lot 100 DP 1044282 (425 Pacific Highway), Crangan Bay and Lot 644 DP 1027231 (2 Kanangra Drive), Crangan Bay (the 'site') to enable development of parts of the site for low density residential purposes.

Applicant	ADW Johnson
Owners	Darkinjung Local Aboriginal Land Council (Darkinjung DLALC)
Description of Land	Lot 642 DP 1027231 (405 – 415 Pacific Highway), Lake Munmorah Lot 100 DP 1044282 (425 Pacific Highway), Crangan Bay Lot 644 DP 1027231 (2 Kanangra Drive), Crangan Bay
Site Area:	Approximately 164 Hectares (58 Ha proposed for rezoning)
Zoning	E2 Environmental Conservation and E3-Environmental Management
Proposed Zoning	R2 Low Density Residential/E2 Environmental Conservation
Existing Use	Vacant vegetated land
Estimated Value:	\$308 million

RECOMMENDATION

- 1 That Council prepare a Planning Proposal to amend Wyong Local Environmental Plan 2013, pursuant to Section 55 of the Environmental Planning and Assessment (EP & A) Act, 1979 to rezone Lot 642 DP 1027231, Lot 100 DP 1044282 and Lot 644 DP 1027231 to enable low density residential development.**
- 2 That Council forward the Planning Proposal to the Department of Planning and Environment (DP&E) accompanied by a request for a "Gateway Determination", pursuant to Section 56 of the EP & A Act, 1979, with the following requirements:**
 - a That the R2 - Zone boundary be revised to address regional wildlife corridor planning outcomes identified in the North Wyong Shire Structure Plan (NWSSP) and that advice is sought from the Office of Environment and Heritage (OEH) on corridor widths and outcomes.**
 - b That areas identified in the Planning Proposal for development be supported by a biodiversity certification application which is "agreed in principle" with the Office of Environment and Heritage (OEH) and Council prior to public exhibition.**

- 3 That Council request the assistance of the DP&E in obtaining a whole of Government approach to resolve outstanding regional planning, mining, infrastructure and biodiversity issues within the NWSSP which impact on the Planning Proposal.
- 4 That Council require, subject to the “Gateway Determination” that the landowner enter into a Funding Agreement with Council in accordance with Council’s Planning Proposal Procedure to recover the costs involved in further progressing the proposal.
- 5 That Council authorise the General Manager (or delegate) to sign the Funding Agreement for the rezoning.
- 6 That Council prepare appropriate Development Control Plan provisions for the sites to be placed on public exhibition for 28 days concurrent with the planning proposal.
- 7 That Council amend Section 94 Contributions Plans (if required) to support the development of the land subject to this Planning Proposal.
- 8 That Council authorise the General Manager (or delegate) to sign any infrastructure, servicing agreement or application for biodiversity certification to support the rezoning. This agreement shall:
 - a Address the cost, timing, staging and responsibilities for funding and provision of infrastructure to service the development.
 - b Ensure that Council is not responsible for the cost of any public infrastructure required to support the development such as hard infrastructure (including, roads water and sewer and drainage) and soft infrastructure (which includes open space, community facilities and environmental corridors).
 - c Sign any documentation associated with any future application for biodiversity certification of the lands (as this can only be made by a planning authority).
- 9 That Council undertake community and government agency consultation, in accordance with the requirements attached to the “Gateway Determination”.
- 10 That Council consider a further report on results of community consultation.

BACKGROUND

The Darkinjung Local Aboriginal Land Council (DLALC) holds a portfolio of approximately 3,500 hectares and is the largest non-government landowner on the Central Coast. DLALC have undertaken a review of their lands within the NWSSP area. A number of sites have been identified which it considers as having potential for future residential or employment uses.

Since 2010, the DLALC has maintained ongoing dialogue with Council, DP&E and other Agencies concerning its land portfolio. The Department of Premiers and Cabinet (DP&C) established an 'Enabling Taskforce' to examine development issues on key development sites on the Central Coast. A specific working group was established to examine issues on DLALC lands. A number of working group meetings were held over 2013 and 2014 to discuss DLALC land development issues, culminating with the lodgment of a request on 26 June 2014 for Council to prepare of a Planning Proposal for the rezoning of five (5) sites within the NWSSP area.



Figure 1 Darkinjung DLALC Multi-site Rezoning Proposal

Lot 642 DP 1027231 (405 – 415 Pacific Highway), Lake Munmorah, Lot 100 DP 1044282 (425 Pacific Highway), Crangan Bay and Lot 644 DP 1027231 (2 Kanangra Drive), Crangan Bay form site 1 of the multi site rezoning. Site 1 (the site) will be considered as a stand-alone rezoning proposal. A detailed locality plan for site 1 is provided in Attachment 1.

The intended outcome of rezoning the site is to enable future low density residential development, with an estimated potential yield of 620 lots. The remainder of the site is proposed for retention in the ownership of the DLALC for conservation purposes and is proposed to be zoned accordingly, i.e. E2 Environmental Conservation.

An indicative subdivision concept plan is provided in Attachment 2, however this plan is indicative only and the layout is likely to change as further technical studies and liaison with Council staff and government agencies is completed.

KEY ISSUES

A number of specialist reports have been submitted to support the request for the Planning Proposal preparation, including investigations assessing, and proposing mitigation strategies, in relation to ecology, water, sewer, traffic and transport. These reports provide a valuable baseline assessment of the issues, however further detailed investigations will be necessary to address deficiencies and further advance the proposal. A summary of the required additional technical studies and investigations is provided in Attachment 3.

An overview of the main issues associated with the subject site is outlined below:

Bushfire

Large areas of the site are classified as “bushfire prone land”. Future development will need to adopt appropriate Asset Protection Zones (APZ’s) and incorporate these requirements into future street layouts and dwelling setbacks. An assessment of the proposal against Planning for Bushfire Protection 2006, and other relevant guidelines will be required as master plans of the site are developed. All APZ requirements will need to be incorporated within the development area, ie outside conservation areas.

Subject to Council endorsement, consultation with the Rural Fire Service (RFS) will be required to confirm the bushfire planning requirements.

Aboriginal and European Heritage

The subject site is not known to contain any registered items of Aboriginal cultural heritage significance, however the site is adjacent to a farm homestead complex which is a locally listed heritage item.

The proposed development footprint does not identify future development within the vicinity of the local heritage item and therefore will have limited impact on the curtilage of the item.

Subject to the support of the proposal by Council, additional assessment and investigations of Aboriginal cultural heritage for the subject site will be required to be undertaken in accordance with requirements of relevant guidelines of the OEH.

Social Impacts and Community Infrastructure

A Social Impact Statement will be required to be prepared by a qualified social planning expert, should the proposal be supported by Council.

This study will be required to identify the social issues and potential needs of current and future residents within the area, as well as identify human service requirements for current and future residents.

Given the indicative lot yield of the subject site, the need for usable parkland, in addition to environmental corridor lands is likely to be generated. Additionally, a shared pathway connection to Carters Road will also be required.

Mining and Resource Issues

The site is located within the Swansea/North Entrance Mine Subsidence District and within a Transition area for a hard rock quarry at Crangan Bay. Additionally, areas of the NWSSP may be subject to future underground coal mining.

The nature and timing of future mining and extent of impacts are unknown at present. It is possible that the timing of mining activities could lead to modifications being made to the Planning Proposal.

The Mine Subsidence Board (MSB), Department of Trade and Investment (DTI) – Resources and Energy (Geological Survey of NSW) and lease owners will be required to be consulted, subject to Council's support of the proposal, to determine the impact on and of coal and mineral resource extraction in the future.

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

Road infrastructure and traffic impacts

The subject site has a frontage to the Pacific Highway to the south, Chain Valley Bay runs through the site and Charters Road is to the west of the site. Access to future residential subdivision is proposed to be obtained from Chain Valley Bay Road or Caters Road (via St Brendan's School).

A preliminary traffic assessment identified that the existing road networks have 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 may also 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 raised by the RMS.

Water and Sewer

Water supply is available to the site by way of a 380mm Trunk Water Main located along the northern side of the Pacific Highway. A connection to this main would be limited to two locations (eastern and western).

A sewer servicing plan will be required to be prepared in consultation with Council's Water and Sewer Section. A ridge located on the western side of Chain Valley Bay Road could divide the site into two separate catchments. The servicing strategy will need to consider servicing options and compare the Net Present Costs of all options considering both capital and operational costs.

Ecology and Environmental offsets

The subject site occurs within and adjacent to land identified as 'Green Corridor' and 'Strategic Constrained land' (Attachment 4). Land within the Strategic Constrained Sites layer of the NWSSP requires the resolution of infrastructure, wildlife corridor, development and offset strategies to more clearly determine the conservation and development potential of the land.

'Green Corridor' (wildlife) connection widths in the vicinity of the subject site are very narrow and will create a "pinch point" in the regional east-west corridor identified in the NWSSP. This proposal will result in a band of vegetation which reduces to a width of 100 m along Karignan Creek in the northern portion of the site.

Areas of habitat that are proposed to be impacted that contain threatened species including the Eastern Chestnut Mouse, Wallum Froglet, *Angophora inopina*, *Acacia bynoeana* and *Tetratheca juncea* will be required to be included within future environmental offset areas.

The OEH will play a key role in resolving the above matters and be consulted as part of the rezoning process.

In conjunction with the other proposals submitted as part of the multi-site rezoning project, the subject site is proposed to be incorporated as part of a future biodiversity certification application. The application must be made by a 'planning authority' (in this instance it is likely to be Wyong Shire Council). This certification will provide for greater certainty of conservation and development outcomes.

The DLALC proposes to retain ownership of the E2 Conservation Management lands and will be responsible for managing approximately 800 Ha of proposed environmental offsets, on lands within the subject site and other lands part of the multi-site rezoning.

Flooding

No flood mapping exists for the area proposed to be rezoned. A local flood study will be required to be prepared by the applicant to determine the extent of any flood impacts. This work will also be required to determine the amount of potential local overland flooding due to concentration of stormwater from the proposed hardstand areas (roofs, roads etc).

It should also be noted that Council has applied for State and Federal grant funding to carry out an overland flood study within the Wallarah and Spring Creek catchment which includes a number of the sites proposed to be rezoned. If Council is successful then such a study would be completed by June 2015.

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 west of the culvert in Chain Valley Bay Road. 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.

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.

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.

Acid Sulfate Soils and Contaminated Land Assessment

Subject to the endorsement of the proposal by Council, geological and geotechnical investigations will need to be undertaken to investigate the extent of acid sulfate soils in the area and the potential effect of these on future residential development and supporting infrastructure.

A preliminary contaminated land assessment will also be required addressing the requirements of SEPP 55 Contaminated Land.

LOCAL PLANS, POLICIES AND STRATEGIES

Wyong Local Environmental Plan 2013

The subject site is zoned E2 Environmental Conservation/E3 Environmental Management and is currently subject to a minimum lot size provision of 40 hectares.

Regional Economic Development and Employment Strategy (REDES) 2010

The Regional Economic Development and Employment Strategy (REDES) is a partnership between the NSW Government, Regional Development Australia Central Coast (RDACC), Gosford City Council and Wyong Shire Council.

Short term opportunities would be created through associated planning and construction work for the subject site. Additional employment will be generated with the maintenance of the biodiversity offsets.

Settlement Strategy

The subject site is located within the area considered within the NWSSP, therefore has not been separately investigated through the Settlement Strategy.

Central Coast Regional Strategy and North Wyong Shire Structure Plan

The NWSSP states that the staging of development of any future urban land within the 'strategically located' area should be consistent with the staging identified for the adjoining land. Most of the adjoining development precincts surrounding the subject site are identified for release in the long term, therefore the early release of the subject site conflicts with NWSSP timeframes.

The NWSPP provides a framework and context for identifying and assessing future development opportunities in these areas, and against which planning proposals to be prepared and considered. The NWSPP identifies the following issues to be addressed:

- More detailed understanding of the environmental features of the land and opportunities to contribute to the proposed corridor and habitat networks;
- Resource extraction potential related to proposed coal mining and clay extraction (where these localised impacts occur);
- Opportunities to offset vegetation losses within future development areas;
- How the proposed development will relate to future development and the green corridor; and
- The need for additional residential or employment uses to meet future demand.

These matters although addressed in part by existing technical investigations will be required to be more thoroughly examined should Council support the proposal.

The proposal is considered to be generally consistent with the Central Coast Regional Strategy (CCRS). An assessment of the proposed rezoning of the subject site against the CCRS is provided as Attachment 5.

Section 117 Directions

The proposal has been assessed on a preliminary basis against relevant Section 117 Ministerial Directions. The full assessment is contained within Attachment 6 of this report. There are a number of inconsistencies with Section 117 Directions and regional strategy documents which may need justification through a number of additional studies and/or require the approval of The Secretary of the DP&E.

The following table identifies the applicability and consistency of the proposed rezoning with the current Section 117 Directions:

Number	Direction	Applicable	Consistent
Employment and Resources			
1.1	Business and Industrial Zones	No	N/A
1.2	Rural Zones	No	N/A
1.3	Mining, Petroleum Production and Extractive Industries	Yes	No
1.4	Oyster Aquaculture	No	N/A
1.5	Rural Lands	No	N/A
Environment and Heritage			
2.1	Environmental Protection Zones	Yes	TBD
2.2	Coastal Protection	No	N/A
2.3	Heritage Conservation	Yes	Yes
2.4	Recreation Vehicle Areas	Yes	Yes
Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Yes	Yes
3.2	Caravan Parks and Manufactured Home Estates	Yes	Yes
3.3	Home Occupations	Yes	Yes
3.4	Integrating Land Use and Transport	Yes	Yes

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3.5	Development Near Licensed Aerodromes	No	N/A
3.6	Shooting Ranges	No	N/A
Hazard and Risk			
4.1	Acid Sulphate Soils	Yes	TBD
4.2	Mine Subsidence and Unstable Land	Yes	TBD
4.3	Flood Prone Land	TBD	TBD
4.4	Planning for Bushfire Protection	Yes	TBD
Regional Planning			
5.1	Implementation of Regional Strategies	Yes	No
5.2	Sydney Drinking Water Catchments	No	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
5.8	Second Sydney Airport: Badgerys Creek	No	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Yes
6.2	Reserving Land for Public Purposes	Yes	TBD
6.3	Site Specific Provisions	No	N/A
Metropolitan Planning			
7.1	Implementation of the Metropolitan Strategy	No	N/A

State Environmental Planning Policies

The proposal has been assessed having regard for relevant State Environmental Planning Policies (SEPPs). The assessment in full is contained within Attachment 7 of this report.

SEPP 44 – Koala Habitat

Subject to the findings of further investigative fauna studies, consideration of the proposal against SEPP 44 – Koala Habitat may be required.

SEPP 55 – Contaminated Land

To address SEPP 55 Contaminated Land, a Phase 1 Contaminated Lands Assessment will be undertaken by a suitably qualified geotechnical engineer who will review site(s) history and undertake necessary fieldwork to establish the potential risk of site contamination resulting from past activities.

State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) 2007

The site is located within the Swansea/North Entrance Mine Subsidence District and within a Transition area for a hard rock quarry at Crangan Bay. Additionally, areas of the NWSSP may be subject to future underground coal mining.

A land use compatibility assessment will be required to be undertaken along with consultation with the MSB and DTI.

OPTIONS

Option 1 – Proceed with the Proposal (Recommended)

This report recommends additional investigative studies be undertaken to support the Planning Proposal. Obtaining Council and Gateway approval to progress will provide the proponent for increased certainty before outlaying further funds on studies to be undertaken.

The proposal has the potential to create some local employment opportunities, residential development and provide for additional open space and conservation offsets which will contribute to regional conservation outcomes within the NWSSP area.

Discontinuing the process will prevent these outcomes from being achieved.

Option 2 – Defer the Proposal until Regional Growth and Infrastructure Plan is completed (Not Recommended)

There are a number of biodiversity, wildlife corridor, coal mining, clay extraction, development and infrastructure servicing issues which require resolution where land is proposed to be rezoned within the 'Strategically located/Constrained Sites' area of the NWSSP'. The DP&E has commenced this review, and it is anticipated that more definition around some of these competing land uses within this part of Wyong Shire will occur through this process.

Consultation with government agencies through the Planning Proposal process will be a trigger to resolve some of these issues. Delaying the assessment of the Planning Proposal until these issues are resolved would further delay the delivery of residential land, therefore is not recommended.

STRATEGIC LINKS

Wyong Shire Council Strategic/ Annual Plan

The proposal is consistent with Wyong Shire Council's Strategy Annual Plan.

Link to Community Strategic Plan (2030)

Out of the eight priority objectives of the Community Strategic Plan, 3 are relevant:

- There will be ease of travel;
- Communities will have a range of facilities and services; and
- Areas of natural value will be enhanced and maintained.

The development of the Planning Proposal will need to take into account the above objectives.

Governance and Policy Implications

Refer to discussion relating to Local Plans, Policies and Strategies.

Budget Impact

There are no immediate budget impacts as the assessment of the Planning Proposal is being funded by payment of a Phase 1 Rezoning Fee. Further assessment work conducted by Council staff and all of the required supporting technical studies will be funded by the proponent.

All infrastructure and services required to support the development will be required to be developer funded.

The proposal will require a significant amount of land to be set aside as environmental offsets, this land will continue to be owned and managed by the DLALC and will make an important contribution to local and regional biodiversity outcomes identified in the NWSSP.

CONSULTATION

The proposal has been referred to the following internal Council units for comment:

- Community and Cultural Development – Social Planning
- Development Assessment - Design Engineering
- Development Assessment – Development Applications
- Floodplain and Stormwater Management - Hydrology
- Land Management – Ecology
- Land Management - Bushfire
- Strategic Planning – Transport and Airport Planning
- Strategic Planning – Planning
- Strategic Planning – Section 94
- Water and Sewer Planning

Comments received were utilised to assess the proposal and determine the need for additional investigative studies.

Future community and government agency consultation requirements will be outlined by the Gateway Determination as the assessment of the Planning Proposal is progressed.

CONCLUSION

This report seeks Council's endorsement to commence the rezoning of *Lot 642 DP 1027231 (405 – 415 Pacific Highway), Lake Munmorah, Lot 100 DP 1044282 (425 Pacific Highway), Crangan Bay and Lot 644 DP 1027231 (2 Kanangra Drive), Crangan Bay* through the preparation of a Planning Proposal to enable future low density residential development.

An assessment of the proposal has been undertaken which has concluded that the request has merit 'in principle' and that Council should prepare a Planning Proposal and initiate the rezoning process by referring it to the DP&E for a Gateway Determination.

The Gateway Determination will provide Council with referral requirements and outline any additional information which will be required prior to public exhibition. Further supporting studies will be needed to support the rezoning which are outlined in this report.

There are a number of biodiversity, wildlife corridor, coal mining, clay extraction, development and infrastructure servicing issues which require resolution within the NWSSP. The DP&E will be requested to assist Council in resolving these issues, as it will be important to achieve a 'whole of government' position on these matters in the NWSSP rather than 'issue specific' agency responses.

ATTACHMENTS

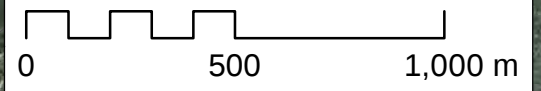
1	Locality Plan	D11749887
2	Conceptual Subdivision Layout & Proposed Zoning	D11749889
3	Additional Technical Studies and Investigations Required	D11747965
4	North Wyong Shire Structure Plan Strategically Located Constrained Land	D11750557
5	Central Coast Regional Strategy Sustainability Assessment	D11709286
6	Section 117 Direction Assessment	D11709279
7	State Environmental Planning Policy Assessment	D11752617

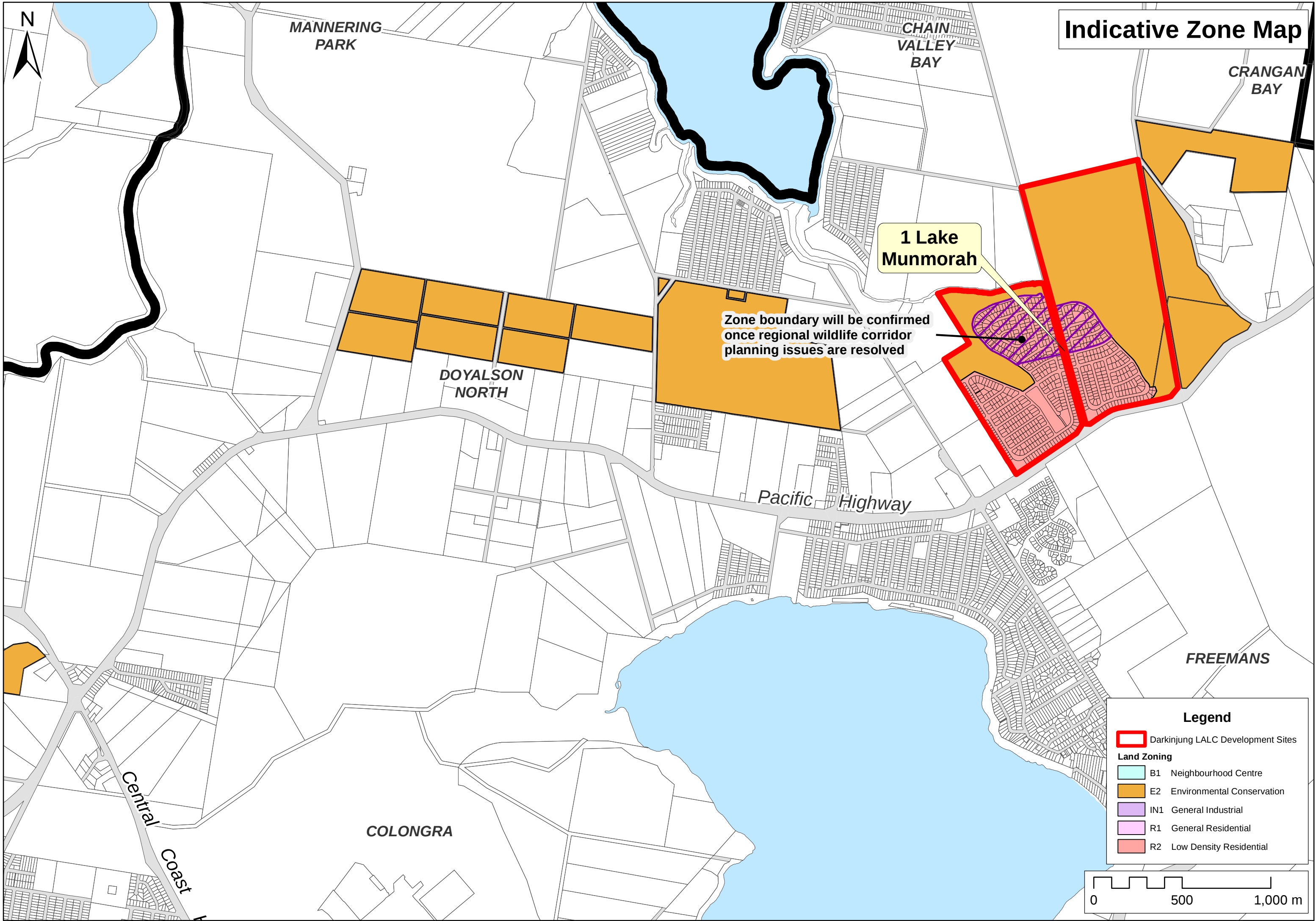
Darkinjung Multi-site Rezoning Development Sites



Legend

 Darkinjung LALC Development Sites





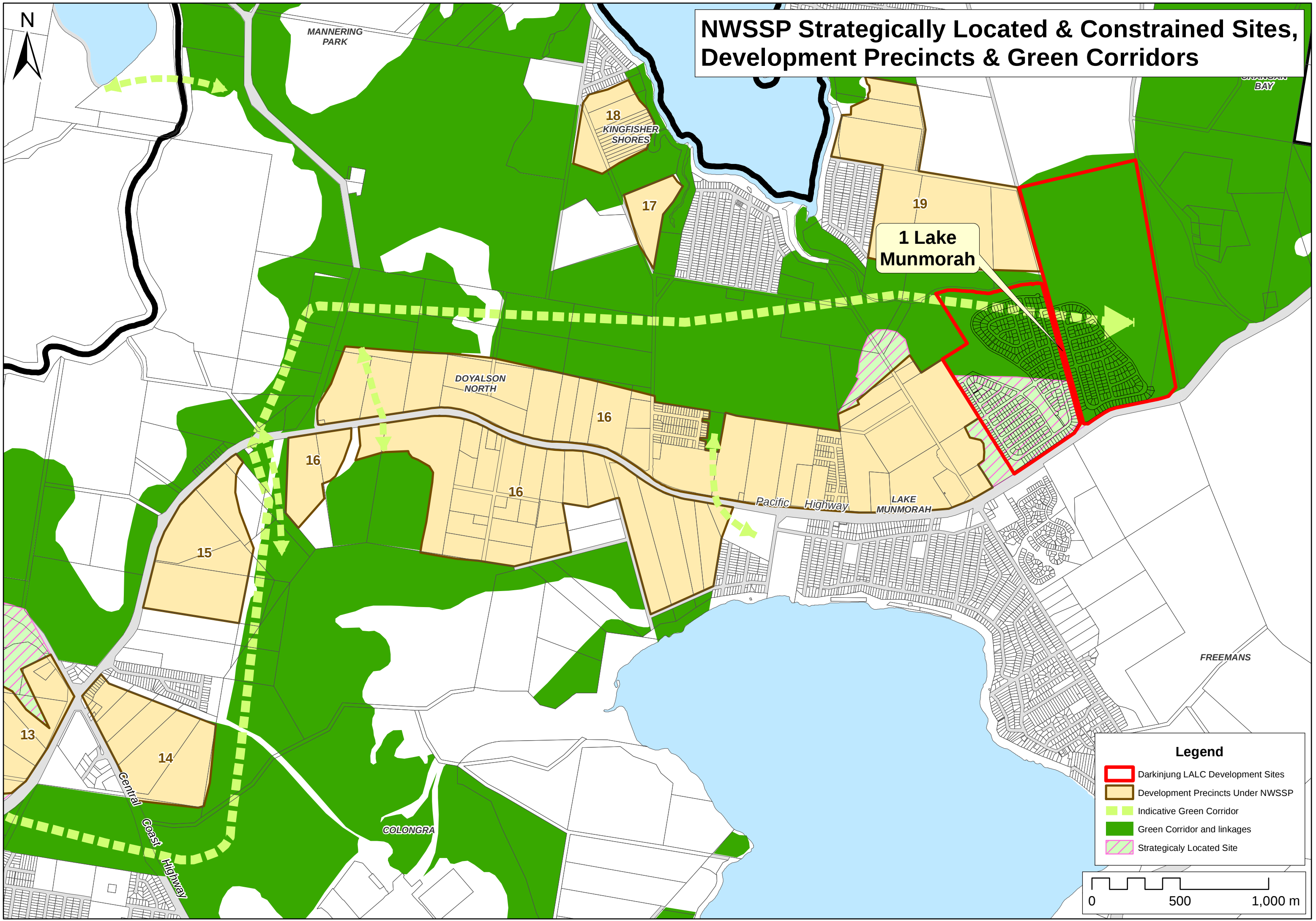
The proponent has undertaken some preliminary studies to support the initial lodgment of a Planning Proposal. The preliminary rezoning concept is likely to be impacted by the outcomes of additional studies and input from government agencies. Further revisions to the concept/zoning plan will be required to be prepared once these studies have been completed:

1. Detailed water and sewer servicing plan (which will include details on who will design and build infrastructure. Details will also be required on the timing of the provision of funds to provide these services)
2. Services Review (gas, telecommunications, electricity provision etc.)
3. Complete ecological investigations (seasonal flora and fauna surveys/vegetation mapping/conservation offset strategy to be done in accordance with approved OEH offset mythologies)
4. Flood, drainage and stormwater management studies
5. Open space and recreation analysis
6. Retail Strategy justification
7. Mining compatibility assessment
8. Visual impact analysis
9. Social Impact Assessment
10. Preliminary Contaminated and Acid Sulphate Risk Study
11. Noise and vibration assessment for development fronting e.g. Pacific Highway, Rail Corridors and within proximity to future residential areas
12. Aboriginal archaeological assessment
13. Revised Traffic Report (which will also examine public transport, pedestrian and cycleway planning issues)
14. Structure Plan, Urban Design principles and draft Development Control Plan
15. Draft VPA and possible revision to Section 94 Contribution Plan (dependent on infrastructure and servicing issues).
16. Updated Planning Proposal/Planning Controls (rezoning)

A detailed scope of works statement will be prepared by the applicant upon receipt of a Gateway Determination with input from Council staff and relevant Government agencies.

Council staff will provide a review role on all technical studies to ensure that all relevant issues and community concerns are addressed.

Further clarification will also be sought during the rezoning process to more closely examine the R2 - Zone boundary on Site 1 – Lake Munmorah to address regional wildlife corridor planning outcomes identified in the NWSSP. Input from OEH on corridor sizing and planning for environmental outcomes in the NWSSP will also be required under Section 34A and Section 56 of the EPA Act, 1979.



Sustainability Criteria for New Land Release – Central Coast

Criteria	Requirements	Consistency (Y/N)	Comment
Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.	Development is consistent with the CCRS, the relevant residential strategy, North Wyong Structure Plan (NWSSP), applicable regional infrastructure plan, Metropolitan Strategy and relevant section 117 directions. The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on government methodology for determining infrastructure contribution. Preparedness to enter into development agreement	TBD	All development sites are subject to the NWSSP. The proposal will take into consideration improving access to jobs and services by reducing the pressure on the current road network from increased dependence on the use of cars. The proposal is in close proximity to major road networks. Further assessment to ensure availability of alternative transport choices, cycleway planning and provision of bus routes/stops will be undertaken as part of traffic and transport investigations to support the rezoning. Consistency with applicable Section 117 Sections will be subject to the outcomes of additional investigative studies. The Proponent is willing to enter into a Voluntary Planning Agreement to ensure the provision of infrastructure will be costed and funded as development occurs.
Access Accessible transport options for efficient and sustainable travel	Accessibility of the area by public transport and appropriate road access in terms of: Location/land use: to existing networks and related activity centres.	Y	The subject site is well situated to enable access for patronage of public transport, given its proximity to the Pacific Highway and Wyee Village.

Criteria	Requirements	Consistency (Y/N)	Comment
between homes, jobs, services and recreation to be existing or provided.	Network: the areas potential to be serviced by economically efficient public transport services. Catchment: the area's ability to contain or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals No net negative impact on performance of existing sub regional road, bus, rail, ferry and freight management.		
Housing Diversity Provide a range of housing choices to ensure a broad population can be housed.	Contributes to the geographic market spread of housing supply, including any government targets established for housing for the aged or disabled or affordable housing.	Y	The proposal will increase the amount and mix of residential development. The Proponent intends to provide a mix of affordable housing for its members and will reserve 10% of the total dwellings expected from this planning proposal for members to occupy. It is noted that the development will provide predominantly low density housing but will include a component of large lot residential.
Employment Lands Provide regional/local employment opportunities to support the Central Coast's expanding role in the wider regional and NSW economies.	Maintains or improves the existing level of subregional employment self-containment. Meets subregional employment capacity targets.	Y	The Planning Proposal will result in an increase in residential development opportunities. Any loss of land for employment purposes will be made up with the creation of new employment precinct as part of Site 5 of the multi-site rezoning.

Criteria	Requirements	Consistency (Y/N)	Comment
Avoidance of Risk Land use conflicts and risk to human health and life is avoided.	Where relevant, available safe evacuation route (flood and bushfire). No residential development within the 1:100 floodplain. Avoidance of physically constrained land. High Slope Highly erodible Avoidance of land use conflicts with adjacent, existing or future land use and rural activities planned under the Regional Strategy.	Y	Bushfire risks on the subject site will be managed through preparation of an appropriate Bushfire Management Plan which will be prepared by the Proponent as the Planning Proposal progresses. The site is not located on flood prone land nevertheless, significant watercourses are located adjacent to the site and protection of these waterways will be further investigated and incorporated into further development concepts The sites are not located on steep land and are not physically constrained.
Natural Resources Natural resource limits are not exceeded/environmental footprint minimised.	Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and environmental flows. Demonstrates most efficient/suitable use of land Avoids identified significant agricultural land Avoids impacts on productive resource lands, extractive industries, coal, gas and other mining, fishing and aquaculture. Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy. Requires demonstration of efficient and sustainable supply solution.	Y	The proposal will not place unacceptable pressure on the Water Supply. The proposed residential use of the site appears to be the most efficient utilisation of the land. The proposal is not located on any land identified as significant agricultural land. The site is located within mine subsidence district therefore; consultation will be undertaken with the MSB on how the proposal will impact on resource extraction in the future. Timing for the delivery of future development on the site will be based on the outcomes of consultation.

Environment Protection Protect and enhance biodiversity, air quality, heritage and waterway health.	Consistent with the approved Regional Conservation Plan. Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity. This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitat. Maintains or improves existing environmental conditions for air quality. Maintains or improves existing environmental conditions for water quality and quantity. Consistent with community water quality objectives for recreational water use and river health. Consistent with catchment and stormwater management planning. Protects areas of Aboriginal cultural heritage values.	TBD	An approved RCP does not exist for the Wyong LGA. Consultation will be required with the Office of Environment and Heritage to discuss biodiversity, threatened species and regional wildlife corridor planning considerations. Impacts of the proposal on biodiversity may be alleviated by the proposed conservation offsets of approximately 800 hectares which will be managed by the proponent which should reduce the impact on environmental protection areas.
Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible.	Available and accessible services.	Y	Services such as health, education and recreation facilities are located within 2km of the site. Access to other D11709286government services is available within 5km of the subject site.

Section 117 Ministerial Direction Assessment

Direction	Comment
Employment & Resources	
1.1 Business & Industrial Zones	
Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic corridors. Applies when a planning proposal affects land within an existing or proposed business or industrial zone.	Applicable. Proposes to remove land zoned INI-General Industrial to R2 Low Density Residential. Director General approval is likely to be required to support the inconsistency.
1.2 Rural Zones	
Aims to protect the agricultural production value of rural land. Applies when a planning proposal affects land within an existing or proposed rural zone.	Applicable. Site 3 is zoned RU6 – Transition Zone. This zoning has only been applied as an interim measure until planning investigations are undertaken and the ultimate land use determined.
1.3 Mining, Petroleum Production and Extractive Industries	
Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. Applies when a 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.	Applicable. Consultation will be required to be undertaken with the Mine Subsidence Board and Department of Trade and Investment (Resources and Energy – Geological Survey of NSW) to determine potential: - Impacts from or on future resource extraction; and - Development guidelines for the site. The proposal may be inconsistent with this Direction, further agency consultation will be undertaken as planning proposal progresses.
1.4 Oyster Aquaculture	
Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers. Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and	Not Applicable. The Planning Proposal is not located in Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area as identified in the <i>NSW Oyster Industry Sustainable Aquaculture Strategy</i> (2006)

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other land uses.	
1.5 Rural Lands	
Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes. Applies to 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.	Not Applicable. This direction does not apply to the Wyong LGA.
Environment & Heritage	
2.1 Environmental Protection Zones	
Aims to protect and conserve environmentally sensitive areas. Applies when the relevant planning authority prepares a planning proposal.	Applicable. The site is located within a proposed wildlife/green corridor. The proposal is also inconsistent with a number of the conservation links shown in the NWSSP. The site is also currently zoned E2 Environmental Conservation and E3 Environmental Management. Approximately half of the site is proposed for residential development there is no proposal to rezone the E2 land. The proposed development footprint will be refined subject to the outcomes of additional ecological assessments. In order to achieve an 'improve or maintain' outcome, biocertification of the subject site and utilisation of land within the same ownership for offsets are proposed. At present, the proposal is inconsistent with this direction and further consultation will be required with the Office of Environment and Heritage in relation to biodiversity, threatened species and regional wildlife corridor planning considerations as the Planning Proposal progresses.
2.2 Coastal Protection	
Aims to implement the principles in the NSW Coastal Policy. Applies when a planning proposal applies to land in the coastal zone as defined in the <i>Coastal Protection Act 1979</i>.	Not Applicable.
2.3 Heritage Conservation	
Aims to conserve items, areas, objects and places	Applicable.

Direction	Comment
of environmental heritage significance and indigenous heritage significance. Applies when the relevant planning authority prepares a planning proposal.	The subject site is not known to contain any registered items of Aboriginal cultural or European heritage significance. Notwithstanding the above, consistency of the proposal with this Direction will be required to be demonstrated by additional assessment and investigations of Aboriginal cultural heritage in accordance with requirements of relevant guidelines of the OEH.
2.4 Recreational Vehicle Areas	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. Applies when the relevant planning authority prepares a planning proposal.	Applicable. The proposal does not seek to enable development for recreational vehicle use. It is therefore considered that the proposal is consistent with this Direction.
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. Applies when a 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.	Applicable. The subject site is proposed to be rezoned to enable subdivision for residential purposes. The proposal will allow for the creation of a variety of different lot sizes which will include different housing types and styles (including affordable housing) permissible under the R2 Low Density Residential zone of Wyong LEP 2013. Further investigation and studies are required in regard to infrastructure, services and impact on environmental and resource lands. To ensure that development does not precede any major infrastructure upgrades, it is proposed to include the development sites as "urban release area" subject to Part 6 of WLEP 2013. Additionally, Clause 7.9 Essential Services of Wyong LEP 2013 would be applicable and need to be satisfied prior to the consent for any future subdivision. The proposal is generally consistent with this Direction; however, further assessment of this matter will occur as the planning proposal progresses.
3.2 Caravan Parks and Manufactured Home Estates	
Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority	Applicable. The future intended outcome of the site is for residential subdivision. Land uses proposed to be permissible on the site are those of the R2 Low

Direction	Comment
prepares a planning proposal.	Density Residential Zone of Wyong LEP 2013. This does not include caravan parks. The proposal does not affect existing provisions relating to caravan parks, therefore is consistent with this Direction.
3.3 Home Occupations	
Aims to encourage the carrying out of low impact small business in dwelling houses. Applies when the relevant planning authority prepares a planning proposal.	Applicable. The future intended outcome of the site is for residential subdivision. Land uses proposed to be permissible on the site are those of the R2 Low Density Residential Zone of Wyong LEP 2013, in which home occupations and home businesses are permissible without and with consent respectively. The proposal does not seek to alter the existing land use table. The proposal is consistent with this Direction.
3.4 Integrating Land Use & Transport	
Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. 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.	Applicable. It is considered that the proposal is generally consistent with the aims, objectives and principles of Improving Transport Choice – Guidelines for Transport and Development. The subject site is in close proximity to major road networks. Further assessment to ensure availability of alternative transport choices, cycleway planning and provision of bus routes/stops will be undertaken as part of traffic and transport investigations to support the rezoning. The proposal is consistent with this Direction, however; further assessment of this matter will occur as the planning proposal progresses.
3.5 Development Near Licensed Aerodromes	
Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 & 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.	Not Applicable. The proposal does not seek to create, alter or remove a zone or provision relating to land in the vicinity of a licensed aerodrome.

Direction	Comment
3.6 Shooting Ranges	
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. 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.	Not Applicable. The proposal is does not propose to affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
Hazard & Risk	
4.1 Acid Sulfate Soils	
Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.	Applicable. The subject site may contain acid sulfate soils and proposes an intensification of land uses. Clause 7.1 Acid Sulfate Soils of Wyong LEP 2013 is not proposed to be altered by the proposal. Notwithstanding this, the consistency of the proposal with this Direction will required to be demonstrated by an acid sulphate soil assessment in accordance with the ASSMAC guidelines.
4.2 Mine Subsidence & Unstable Land	
Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence. Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.	Applicable. Further consultation will be required with the Mine Subsidence Board to determine whether the proposal is consistent with this Direction.
4.3 Flood Prone Land	
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.	To be determined. It is difficult to assess if the proposal is consistent with this directions until a flooding and drainage investigation is undertaken to support the Planning Proposal.

Direction	Comment
Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.	
4.4 Planning for Bushfire Protection	
Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas. Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.	Applicable. The site of the proposal contains land classified as Bushfire Prone under Council's Bushfire Prone Lands Map. The consistency of the proposal with this Direction will required to be demonstrated by additional bushfire investigative studies.
Regional Planning	
5.1 Implementation of Regional Strategies	
Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies. Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra Regional Strategy & South Coast Regional Strategy.	Applicable. The proposal is inconsistent with the NWSSP staging plan for land release and land within the "strategically located sites" and proposes development on land identified within a future corridor. Notwithstanding this, part of the subject site is identified for further investigation for development purposes. Two of five sites the same ownership are concurrently being considered for rezoning. This has been facilitated by the progression of the concepts through an Enabling Task Force of the Department of Premiers and Cabinet. Given the above, and the proposed nature of investigations still to be undertaken (which will ultimately influence future development options for the site), the inconsistency will need to be further explained as the proposal develops.
5.2 Sydney Drinking Water Catchments	
Aims to protect water quality in the hydrological catchment. Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	Not Applicable. The proposal is not located within Sydney's hydrological catchment.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and	Not Applicable. The proposal is not located within the Far North Coast Region.

Direction	Comment
reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas. Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
Aims to manage commercial and retail development along the Pacific Highway, North Coast. Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	Not Applicable. The proposal is not located between Port Stephens and Tweed Shire Councils.
5.8 Second Sydney Airport: Badgerys Creek	
Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek. Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.	Not Applicable. The proposal is not located within the Fairfield, Liverpool and Penrith City Council or Wollondilly Shire LGA.
Local Plan Making	
6.1 Approval and Referral Requirements	
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 Planning Proposal does not seek to include provision which require concurrence from other agencies. The proposal is consistent with this Direction.
6.2 Reserving Land for Public Purposes	
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. Work has not yet been conducted at the required level of detail to determine if there will be requirement for land reservations for traffic improvements, parks and wildlife corridors. Future reservation areas may be identified as further work is conducted on the project. Consistency with this Direction is subject to determination.
6.3 Site Specific Provisions	
Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular	Not Applicable. The proposal does not seek to enable a specific use on the site which would not otherwise be permissible within the proposed R2 Low Density

Direction	Comment
development to be carried out.	Residential or E2 Environmental Conservation zones.
Metropolitan Planning	
7.1 Implementation of the Metropolitan Strategy	
Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy. Applies when the planning authority within a Metropolitan Local Government Area prepares a planning proposal.	Not Applicable. This Direction does not apply to Wyong LGA.

State Environmental Planning Policy Assessment

SEPP	Comment
State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) 2007	
Aims: (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (b1) to promote the development of significant mineral resources, and (c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and (d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.	The subject site is located within an identified as Transition Area. Pending the receipt of a positive Gateway determination, a land use compatibility assessment will be required, in addition to consultation being undertaken with NSW Trade & Investment (Resources & Energy) and Mine Subsidence Board.
SEPP No. 44 – Koala Habitat	
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: (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core	This policy applies to the Wyong LGA in locations which contain potential Koala Habitat. A Potential Koala Habitat assessment will be required to be undertaken as part of future ecological assessment to address SEPP 44 matters.

SEPP	Comment
koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones	
SEPP No. 55 – Contaminated Land	
Aims: to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment (a) by specifying when consent is required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements.	Pending the receipt of a positive Gateway Determination, a Phase 1 Contaminated Lands Assessment will be required to be undertaken by a suitably qualified geotechnical engineer to demonstrate compliance with the requirements of SEPP 55.



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B. CCRS Sustainability Criteria Assessment

Sustainability Criteria for New Land Release – Central Coast

Criteria	Requirements	Consistency (Y/N)	Comment
Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.	Development is consistent with the CCRS, the relevant residential strategy, North Wyong Structure Plan (NWSSP), applicable regional infrastructure plan, Metropolitan Strategy and relevant section 117 directions. The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on government methodology for determining infrastructure contribution. Preparedness to enter into development agreement	TBD	All development sites are subject to the NWSSP. The proposal will take into consideration improving access to jobs and services by reducing the pressure on the current road network from increased dependence on the use of cars. The proposal is in close proximity to major road networks. Further assessment to ensure availability of alternative transport choices, cycleway planning and provision of bus routes/stops will be undertaken as part of traffic and transport investigations to support the rezoning. Consistency with applicable Section 117 Sections will be subject to the outcomes of additional investigative studies. The Proponent is willing to enter into a Voluntary Planning Agreement to ensure the provision of infrastructure will be costed and funded as development occurs.
Access Accessible transport options for efficient and sustainable travel	Accessibility of the area by public transport and appropriate road access in terms of: Location/land use: to existing networks and related activity centres.	Y	The subject site is well situated to enable access for patronage of public transport, given its proximity to the Pacific Highway and Wyee Village.

Criteria	Requirements	Consistency (Y/N)	Comment
between homes, jobs, services and recreation to be existing or provided.	Network: the areas potential to be serviced by economically efficient public transport services. Catchment: the area's ability to contain or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals No net negative impact on performance of existing sub regional road, bus, rail, ferry and freight management.		
Housing Diversity Provide a range of housing choices to ensure a broad population can be housed.	Contributes to the geographic market spread of housing supply, including any government targets established for housing for the aged or disabled or affordable housing.	Y	The proposal will increase the amount and mix of residential development. The Proponent intends to provide a mix of affordable housing for its members and will reserve 10% of the total dwellings expected from this planning proposal for members to occupy. It is noted that the development will provide predominantly low density housing but will include a component of large lot residential.
Employment Lands Provide regional/local employment opportunities to support the Central Coast's expanding role in the wider regional and NSW economies.	Maintains or improves the existing level of subregional employment self-containment. Meets subregional employment capacity targets.	Y	The Planning Proposal will result in an increase in residential development opportunities. Any loss of land for employment purposes will be made up with the creation of new employment precinct as part of Site 5 of the multi-site rezoning.

Criteria	Requirements	Consistency (Y/N)	Comment
Avoidance of Risk Land use conflicts and risk to human health and life is avoided.	Where relevant, available safe evacuation route (flood and bushfire). No residential development within the 1:100 floodplain. Avoidance of physically constrained land. High Slope Highly erodible Avoidance of land use conflicts with adjacent, existing or future land use and rural activities planned under the Regional Strategy.	Y	Bushfire risks on the subject site will be managed through preparation of an appropriate Bushfire Management Plan which will be prepared by the Proponent as the Planning Proposal progresses. The site is not located on flood prone land nevertheless, significant watercourses are located adjacent to the site and protection of these waterways will be further investigated and incorporated into further development concepts The sites are not located on steep land and are not physically constrained.
Natural Resources Natural resource limits are not exceeded/environmental footprint minimised.	Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and environmental flows. Demonstrates most efficient/suitable use of land Avoids identified significant agricultural land Avoids impacts on productive resource lands, extractive industries, coal, gas and other mining, fishing and aquaculture. Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy. Requires demonstration of efficient and sustainable supply solution.	Y	The proposal will not place unacceptable pressure on the Water Supply. The proposed residential use of the site appears to be the most efficient utilisation of the land. The proposal is not located on any land identified as significant agricultural land. The site is located within mine subsidence district therefore; consultation will be undertaken with the MSB on how the proposal will impact on resource extraction in the future. Timing for the delivery of future development on the site will be based on the outcomes of consultation.

Environment Protection Protect and enhance biodiversity, air quality, heritage and waterway health.	Consistent with the approved Regional Conservation Plan. Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity. This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitat. Maintains or improves existing environmental conditions for air quality. Maintains or improves existing environmental conditions for water quality and quantity. Consistent with community water quality objectives for recreational water use and river health. Consistent with catchment and stormwater management planning. Protects areas of Aboriginal cultural heritage values.	TBD	An approved RCP does not exist for the Wyong LGA. Consultation will be required with the Office of Environment and Heritage to discuss biodiversity, threatened species and regional wildlife corridor planning considerations. Impacts of the proposal on biodiversity may be alleviated by the proposed conservation offsets of approximately 800 hectares which will be managed by the proponent which should reduce the impact on environmental protection areas.
Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible.	Available and accessible services.	Y	Services such as health, education and recreation facilities are located within 2km of the site. Access to other D11709286government services is available within 5km of the subject site.



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C. Community Strategic Plan Assessment

Wyang Shire Community Strategic Plan

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
1. Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood		
1a - Expanding and supporting programs that increase participation among all ages	N	Not Applicable
1b - Expanding and supporting programs and activities that encourage and enhance neighbourhood connections	N	Not Applicable
1c - Encouraging and valuing genuine youth and seniors participation in the community	N	Not Applicable
1d - Expanding and resourcing children and family service programs	N	Not Applicable
1e - Developing and implementing the Wyong Shire-wide Settlement Strategy	N	Not Applicable
1f - Improving the effectiveness of the system of connections that tie towns/suburbs and facilities of the Shire together as well as connecting to the wider region	N	Not Applicable
1g - Implementing the Regional Strategy for the Central Coast that will guide appropriate development, maintain the lifestyle and environment and include Government intervention to provide more than 45,000 jobs in the next 25 years (Regional Strategy)	Y	The proposal is not consistent with the CCRS as it supersedes the timing identified for this area. The matters required to be addressed in this regard are subject to further investigations.
1h - Planning and delivering a new Town Centre at Warnervale including a new railway station and transport interchange (Regional Strategy)	N	Not Applicable

Objectives & Actions	Applicable	Assessment/Comment
1i – Having residents as active participants in setting the direction of their communities	Y	The proponents (DLALC) are significant stakeholders in the development within this area given their representation of traditional owners of the land. In addition to providing additional housing potential for the general public, the proposal will also enable the provision of housing which facilitates meeting the needs of this specific community.
1j – Ensuring communities are safe and have a clear perception of security	N	Not Applicable
1k – Providing individuals with access to a variety of housing types that enable residents to buy or rent accommodation locally	Y	In addition to providing additional housing potential for the general public, the proposal will also enable the provision of housing which facilitates meeting the needs of this specific community.
1l – Taking a long-term integrated approach to the provision of both new and existing infrastructure	Y	The proposal supersedes the timing identified for this area. The matters required to be addressed in this regard are subject to further investigations and will identify and cost the infrastructure required to meet future development demands.
2. There will be ease of travel within the Shire, and to other regional centres and cities. Travel will be available at all hours and will be safe, clean and affordable.		
2a - Ensuring public and private bus services are timely, clean, safe and affordable	N	Not Applicable
2b - Upgrading train and public transport services between Newcastle and Sydney Central ensuring the service is safe, timely and reliable	N	Not Applicable
2c - Improving and linking the bicycle/shared pathway network and	Y	Future development of the site will require this issue to be

Objectives & Actions	Applicable	Assessment/Comment
related facilities to encourage more cycling opportunities		addressed through subsequent detailed subdivision design.
2d - Improving commuter parking at railway stations	N	Not Applicable
2e - Improving commuter hubs along the freeway	N	Not Applicable
2f - Creating a better public transport system including new outer suburban train carriages, upgrades of the Tuggerah station, rail maintenance upgrades and better local bus services (Regional Strategy)	Y	Future development of the site will require this issue to be addressed, including servicing capacity of the site by the local bus company.
2g - Ongoing upgrading of roads in the region including The Entrance Road and Pacific Highway (Regional Strategy)	Y	Areas of the subject site may be required for land acquisition to facilitate road widening and signalisation works to the Pacific Highway. These needs are to be identified during subsequent investigations prior to exhibition.
2h - Improving the M1 links to Sydney to three lanes in each direction in partnership with the Federal Government (Regional Strategy)	N	Not Applicable
2i – Providing an integrated transport system that satisfies users’ needs	N	Not Applicable
2j – Supporting commuters and their families	Y	The proposal is well situated to provide easy access to major transport routes of the Pacific Highway and the M1 Motorway.
2k – Supporting the development of a regional airport within the Shire	N	Not Applicable
3. Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.		
3a - Providing and maintaining local and regional community facilities for recreation, culture, health and education	Y	In addition to providing additional housing potential for the general public, the proposal will also enable the provision of housing which facilitates meeting the needs of this specific community.

Objectives & Actions	Applicable	Assessment/Comment
3b - Providing and maintaining a range of community programs focused on community development, recreation, culture, environment, education and other issues	N	Not Applicable
3c - Providing recurrent funding for community support and development services	N	Not Applicable
3d - Promoting community facilities to help maximise their benefits and use	N	Not Applicable
3e - Balancing the varying provision of facilities and amenities between towns/suburbs to enhance the quality of life in the Shire	Y	Open space and community facilities required to support the future development of the subject site are to be identified during subsequent investigative studies prior to exhibition.
3f - Maximising the access to, and potential for, new and existing facilities/infrastructure to support growth	Y	Open space and community facilities required to support the future development of the subject site are to be identified during subsequent investigative studies prior to exhibition.
3g – Supporting people in the community to lead healthy, active lifestyles	Y	Future development of the site will require this issue to be addressed, including servicing of the site by the local bus company, and the provision of internal cycleways which link to the external road network.
3h – Providing access to basic and specialist health care services to all community residents	N	Not Applicable
4. The community will be well educated, innovative and creative. People will attain full knowledge potential at all stages of life.		
4a - Generating community awareness and behavioural change about the value of ongoing education	N	Not Applicable

Objectives & Actions	Applicable	Assessment/Comment
4b - Creating programs that encourage lifelong learning for everyone	N	Not Applicable
4c - Creating and maintaining programs to actively encourage community involvement in educational institutions	N	Not Applicable
4d - Establishing and maintaining a committed network of education, community, business and government representatives	N	Not Applicable
4e - Providing programs and services which respond to changes in the field of education in Wyong Shire	N	Not Applicable
4f – Accessing a range of post school, tertiary, and degree based educational facilities. Promote innovation in areas important to the local and regional economy	N	Not Applicable
4g – Providing education, training and skills development that reflect the region's specific employment needs	N	Not Applicable
4h – Ensuring that all students and educational institutions have access to high quality services and technological resources	N	Not Applicable
5. Areas of natural value in public and private ownership will be enhanced and retained to a high level in the context of ongoing development.		
5a - Preserving threatened and endangered species as well as ecological communities and biodiversity	Y	In conjunction with the other proposals within the same ownership, the subject site is proposed to be incorporated as part of a future biodiversity certification application. The DLALC proposes to retain ownership of the E2 Conservation Management lands and will be responsible for managing approximately 800 Ha of proposed environmental offsets, on lands within the subject site and other lands part of the multi-site

Objectives & Actions	Applicable	Assessment/Comment
		rezoning.
5b - Expanding and continuing programs focused on restoring degraded natural areas in our community	Y	Areas of this site and others under the same ownership may be required for rehabilitation to meet the requirements of the Biocertification process.
5c - Ensuring all development areas create or maintain tree covered ridgelines and waterways	Y	The current subdivision concept plan avoids areas of high ecological significance including riparian areas. The final development footprint is to be determined through additional investigative studies.
5d - Developing and implementing strategies to reduce the Shire's Environmental Footprint	N	Not Applicable
5e - Developing and implementing a Natural Resource Management Strategy for Wyong Shire	N	Not Applicable
5f – Ensuring sustainable development that is sympathetic to the local setting and reflects community values	Y	In conjunction with the other proposals within the same ownership, the subject site is proposed to be incorporated as part of a future biodiversity certification application. The DLALC proposes to retain ownership of the E2 Conservation Management lands and will be responsible for managing approximately 800 Ha of proposed environmental offsets, on lands within the subject site and other lands part of the multi-site rezoning.
6. There will be a sense of community ownership of the natural and built environment through direct public involvement with programs and services.		
6a - Improving and promoting public access to environmental areas	N	Not Applicable

Objectives & Actions	Applicable	Assessment/Comment
6b - Establishing and maintaining projects and programs to encourage more active participation in community based environmental activities	N	Not Applicable
6c - Creating and promoting a network of renowned bush trails	Y	Additional bushfire trails may be required for asset protection purposes.
6d - Establishing a community event based around our lakes and beaches	N	Not Applicable
6e - Developing and implementing a tree planting program	N	Not Applicable
6f - Creating, maintaining and promoting a series of community gardens	N	Not Applicable
6g - Supporting and encouraging volunteer groups and champions	N	Not Applicable
6h – Maintaining and making available information about the environment and environmental change	N	Not Applicable
6i – Community awareness of sustainability and environmental issues impacting Wyong Shire	N	Not Applicable
7. There will be a strong sustainable business sector and increased local employment built on the Central Coast's business strengths		
7a - Providing a coordinated approach to business generation, employment and development for the region	N	Not Applicable
7b - Identifying and leveraging the competitive advantages of Wyong Shire	N	Not Applicable
7c - Supporting the growth of the Shire as a competitive major business sector while reducing the alienation of towns/ suburbs that can result from regional pressures	N	Not Applicable

Objectives & Actions	Applicable	Assessment/Comment
7d - Actively promoting the business benefits of Wyong Shire. Creating a single executive level voice to attract employment generating development to the Central Coast and negotiating in liaison with all relevant agencies	N	Not Applicable
7e - Establishing and maintaining a strategic database on business and economic trends on the Central Coast	N	Not Applicable
7f - Establishing and maintaining key industry networking roundtables	N	Not Applicable
7g - Regularly identifying Central Coast businesses that are innovative and creative with high growth potential ("gazelles")	N	Not Applicable
7h - Supporting the development of a major Conference Centre in the Shire	N	Not Applicable
7i - Ensuring adequate and appropriate employment land in the Shire	N	Not Applicable
7j - Sourcing tourist attractions across the Shire	N	Not Applicable
8. Information communication technology will be consistent with world's best practice and adaptive to technological advances across all sectors.		
8a – Advocating for the provision of high speed broadband throughout Wyong Shire	N	Not Applicable
8b - Developing and implementing guidelines to ensure all residences and businesses as well as commercial and educational centres can be quickly linked to fibre-optic telecommunications networks	N	Not Applicable



Wyong
Shire
Council
CENTRAL COAST

01 Assessment & Endorsement

RZ/12/2014

D. Section 117 Direction Assessment

Section 117 Ministerial Direction Assessment

Direction	Comment
Employment & Resources	
1.1 Business & Industrial Zones	
Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic corridors. Applies when a planning proposal affects land within an existing or proposed business or industrial zone.	Applicable. Proposes to remove land zoned INI-General Industrial to R2 Low Density Residential. Director General approval is likely to be required to support the inconsistency.
1.2 Rural Zones	
Aims to protect the agricultural production value of rural land. Applies when a planning proposal affects land within an existing or proposed rural zone.	Applicable. Site 3 is zoned RU6 – Transistion Zone. This zoning has only been applied as an interim measure until planning investigations are undertaken and the ultimate land use determined.
1.3 Mining, Petroleum Production and Extractive Industries	
Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. Applies when a 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.	Applicable. Consultation will be required to be undertaken with the Mine Subsidence Board and Department of Trade and Investment (Resources and Energy – Geological Survey of NSW) to determine potential: - Impacts from or on future resource extraction; and - Development guidelines for the site. The proposal may be inconsistent with this Direction, further agency consultation will be undertaken as planning proposal progresses.
1.4 Oyster Aquaculture	
Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers. Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and	Not Applicable. The Planning Proposal is not located in Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area as identified in the <i>NSW Oyster Industry Sustainable Aquaculture Strategy</i> (2006)

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other land uses.	
1.5 Rural Lands	
Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes. Applies to 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.	Not Applicable. This direction does not apply to the Wyong LGA.
Environment & Heritage	
2.1 Environmental Protection Zones	
Aims to protect and conserve environmentally sensitive areas. Applies when the relevant planning authority prepares a planning proposal.	Applicable. The site is located within a proposed wildlife/green corridor. The proposal is also inconsistent with a number of the conservation links shown in the NWSSP. The site is also currently zoned E2 Environmental Conservation and E3 Environmental Management. Approximately half of the site is proposed for residential development there is no proposal to rezone the E2 land. The proposed development footprint will be refined subject to the outcomes of additional ecological assessments. In order to achieve an 'improve or maintain' outcome, biocertification of the subject site and utilisation of land within the same ownership for offsets are proposed. At present, the proposal is inconsistent with this direction and further consultation will be required with the Office of Environment and Heritage in relation to biodiversity, threatened species and regional wildlife corridor planning considerations as the Planning Proposal progresses.
2.2 Coastal Protection	
Aims to implement the principles in the NSW Coastal Policy. Applies when a planning proposal applies to land in the coastal zone as defined in the <i>Coastal Protection Act 1979</i>.	Not Applicable.
2.3 Heritage Conservation	
Aims to conserve items, areas, objects and places	Applicable.

Direction	Comment
of environmental heritage significance and indigenous heritage significance. Applies when the relevant planning authority prepares a planning proposal.	The subject site is not known to contain any registered items of Aboriginal cultural or European heritage significance. Notwithstanding the above, consistency of the proposal with this Direction will be required to be demonstrated by additional assessment and investigations of Aboriginal cultural heritage in accordance with requirements of relevant guidelines of the OEH.
2.4 Recreational Vehicle Areas	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. Applies when the relevant planning authority prepares a planning proposal.	Applicable. The proposal does not seek to enable development for recreational vehicle use. It is therefore considered that the proposal is consistent with this Direction.
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. Applies when a 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.	Applicable. The subject site is proposed to be rezoned to enable subdivision for residential purposes. The proposal will allow for the creation of a variety of different lot sizes which will include different housing types and styles (including affordable housing) permissible under the R2 Low Density Residential zone of Wyong LEP 2013. Further investigation and studies are required in regard to infrastructure, services and impact on environmental and resource lands. To ensure that development does not precede any major infrastructure upgrades, it is proposed to include the development sites as "urban release area" subject to Part 6 of WLEP 2013. Additionally, Clause 7.9 Essential Services of Wyong LEP 2013 would be applicable and need to be satisfied prior to the consent for any future subdivision. The proposal is generally consistent with this Direction; however, further assessment of this matter will occur as the planning proposal progresses.
3.2 Caravan Parks and Manufactured Home Estates	
Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority	Applicable. The future intended outcome of the site is for residential subdivision. Land uses proposed to be permissible on the site are those of the R2 Low

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prepares a planning proposal.	Density Residential Zone of Wyong LEP 2013. This does not include caravan parks. The proposal does not affect existing provisions relating to caravan parks, therefore is consistent with this Direction.
3.3 Home Occupations	
Aims to encourage the carrying out of low impact small business in dwelling houses. Applies when the relevant planning authority prepares a planning proposal.	Applicable. The future intended outcome of the site is for residential subdivision. Land uses proposed to be permissible on the site are those of the R2 Low Density Residential Zone of Wyong LEP 2013, in which home occupations and home businesses are permissible without and with consent respectively. The proposal does not seek to alter the existing land use table. The proposal is consistent with this Direction.
3.4 Integrating Land Use & Transport	
Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. 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.	Applicable. It is considered that the proposal is generally consistent with the aims, objectives and principles of Improving Transport Choice – Guidelines for Transport and Development. The subject site is in close proximity to major road networks. Further assessment to ensure availability of alternative transport choices, cycleway planning and provision of bus routes/stops will be undertaken as part of traffic and transport investigations to support the rezoning. The proposal is consistent with this Direction, however; further assessment of this matter will occur as the planning proposal progresses.
3.5 Development Near Licensed Aerodromes	
Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 & 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.	Not Applicable. The proposal does not seek to create, alter or remove a zone or provision relating to land in the vicinity of a licensed aerodrome.

Direction	Comment
3.6 Shooting Ranges	
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. 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.	Not Applicable. The proposal is does not propose to affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
Hazard & Risk	
4.1 Acid Sulfate Soils	
Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.	Applicable. The subject site may contain acid sulfate soils and proposes an intensification of land uses. Clause 7.1 Acid Sulfate Soils of Wyong LEP 2013 is not proposed to be altered by the proposal. Notwithstanding this, the consistency of the proposal with this Direction will required to be demonstrated by an acid sulphate soil assessment in accordance with the ASSMAC guidelines.
4.2 Mine Subsidence & Unstable Land	
Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence. Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.	Applicable. Further consultation will be required with the Mine Subsidence Board to determine whether the proposal is consistent with this Direction.
4.3 Flood Prone Land	
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.	To be determined. It is difficult to assess if the proposal is consistent with this directions until a flooding and drainage investigation is undertaken to support the Planning Proposal.

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Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.	
4.4 Planning for Bushfire Protection	
Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas. Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.	Applicable. The site of the proposal contains land classified as Bushfire Prone under Council's Bushfire Prone Lands Map. The consistency of the proposal with this Direction will required to be demonstrated by additional bushfire investigative studies.
Regional Planning	
5.1 Implementation of Regional Strategies	
Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies. Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra Regional Strategy & South Coast Regional Strategy.	Applicable. The proposal is inconsistent with the NWSSP staging plan for land release and land within the "strategically located sites" and proposes development on land identified within a future corridor. Notwithstanding this, part of the subject site is identified for further investigation for development purposes. Two of five sites the same ownership are concurrently being considered for rezoning. This has been facilitated by the progression of the concepts through an Enabling Task Force of the Department of Premiers and Cabinet. Given the above, and the proposed nature of investigations still to be undertaken (which will ultimately influence future development options for the site), the inconsistency will need to be further explained as the proposal develops.
5.2 Sydney Drinking Water Catchments	
Aims to protect water quality in the hydrological catchment. Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	Not Applicable. The proposal is not located within Sydney's hydrological catchment.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and	Not Applicable. The proposal is not located within the Far North Coast Region.

Direction	Comment
reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas. Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
Aims to manage commercial and retail development along the Pacific Highway, North Coast. Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	Not Applicable. The proposal is not located between Port Stephens and Tweed Shire Councils.
5.8 Second Sydney Airport: Badgerys Creek	
Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek. Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.	Not Applicable. The proposal is not located within the Fairfield, Liverpool and Penrith City Council or Wollondilly Shire LGA.
Local Plan Making	
6.1 Approval and Referral Requirements	
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 Planning Proposal does not seek to include provision which require concurrence from other agencies. The proposal is consistent with this Direction.
6.2 Reserving Land for Public Purposes	
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. Work has not yet been conducted at the required level of detail to determine if there will be requirement for land reservations for traffic improvements, parks and wildlife corridors. Future reservation areas may be identified as further work is conducted on the project. Consistency with this Direction is subject to determination.
6.3 Site Specific Provisions	
Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular	Not Applicable. The proposal does not seek to enable a specific use on the site which would not otherwise be permissible within the proposed R2 Low Density

Direction	Comment
development to be carried out.	Residential or E2 Environmental Conservation zones.
Metropolitan Planning	
7.1 Implementation of the Metropolitan Strategy	
Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy. Applies when the planning authority within a Metropolitan Local Government Area prepares a planning proposal.	Not Applicable. This Direction does not apply to Wyong LGA.