



Central Coast Council
Planning Proposal PP/109/2020
Strategic Assessment

Version 0.3

Date: August 2021

Strategic Assessment
Land Description: Lot 1 DP 610629
Site Address: 437 Wards Hill Road
Suburb: Empire Bay

File No: PP/109/2020
Date: August 21
Council Version 1.0
Central Coast Council

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Strategic Planning Context

Central Coast Regional Plan Assessment

Direction	Applicable	Assessment/Comment
1. Grow Gosford City Centre as the region's capital	N/A	The subject land is not within Gosford City Centre
2. Focus economic development in the Southern and Northern Growth Corridors	N/A	The subject land is not within the Growth Corridors
3. Support priority economic sectors	N/A	The activity is not an employment generating use
4. Strengthen inter-regional and intra-regional connections for business	N/A	The proposed use is not of regional significance
5. Support new and expanded industrial activity	N/A	The proposed use is not an industrial activity
6. Strengthen the economic self-determination of Aboriginal communities	N/A	The Planning Proposal does not relate to Aboriginal land
7. Increase job containment in the region	N/A	The activity is not an employment generating use
8. Recognise the cultural landscape of the Central Coast	N/A	The Planning Proposal does not impact the cultural landscape
9. Protect and enhance productive agricultural land	N/A	The subject land is not zoned for agricultural use
10. Secure the productivity and capacity of resource lands	N/A	The subject land has not been identified as resource land
11. Sustain and balance productive landscapes west of the M1	N/A	The subject land is not located west of the M1
12. Protect and manage environmental values	Yes	Council's Environment Officer has identified that the two vegetation communities on-site are in poor condition, representing canopy species only with a modified understorey. Only one (1) native tree is proposed to be removed. No hollow-bearing trees are proposed to be removed and all tree species characteristic of Swamp Sclerophyll Forest Endangered Ecological Community are proposed to be retained.
13. Sustain water quality and security	N/A	The subject land is not within a drinking water catchment
14. Protect the coast and manage natural hazards and climate change	N/A	The subject land is not located on the coast and subject to coastal hazards

15. Create a well-planned, compact settlement pattern	Yes	The Planning Proposal applies to a single lot of land which accommodates an existing caravan park which has occupied the land for over 40 years. It does not propose to expand the additional permitted use of Caravan Park to other parcels of land. However it will enable the number of moveable dwellings to be increased on the subject lot.
16. Grow investment opportunities in the region's centres	N/A	The subject land is not within a Centre and will not affect growth of Centres
17. Align land use and infrastructure planning	Yes	The subject land is serviced by existing water and sewerage systems. Adequate capacity has been built into the sewerage network for long-term accommodation at the park. There is adequate water supply available in Council's network for long-term accommodation usage.
18. Create places that are inclusive, well-designed and offer attractive lifestyles	N/A	The subject land is not a public place
19. Accelerate housing supply and improve housing choice	Yes	The Planning Proposal will contribute to the delivery of additional affordable housing in the southern area of the Local Government Area.
20. Grow housing choice in and around local centres	N/A	The subject land is not located in or adjacent to a Centre
21. Provide housing choice to meet community needs	Yes	This Planning Proposal seeks to allow additional long-term accommodation on the site and seeks to meet some of the growing demand for affordable housing in the area.
22. Deliver housing in new release areas that are best suited to building new communities	N/A	The subject land is not located within an urban release area
23. Manage rural lifestyles	N/A	The subject land is not located within a rural area

State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy	Comment
SEPP No. 19 – Bushland in Urban Areas	
<p>The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of:</p> <ul style="list-style-type: none"> (a) Its value to the community as part of the natural heritage, (b) Its aesthetic value, and (c) Its value as a recreational, educational and scientific resource 	<p>Two native vegetation community types have been identified on the site. Both vegetation communities are considered to be in poor condition, representing canopy species only with a modified understorey. All tree species characteristic of Swamp Sclerophyll Forest EEC are proposed to be retained. An assessment of significance was conducted for the EEC and it was concluded that the proposal would not have significant impact on the EEC.</p> <p>The site is mostly cleared of native vegetation and contains scattered trees that provides limited aboreal connectivity between adjacent vegetation. Given the limited impact of the proposal on remnant canopy vegetation, it is considered the proposal is unlikely to have a significant on connectivity or movement corridors.</p> <p>The Proposal is consistent with this SEPP.</p>
SEPP No 21 - Caravan Parks	
<p>The aim of this Policy is to encourage—</p> <ul style="list-style-type: none"> (a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and (b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and (c) the provision of community facilities for land so used, and <p>the protection of the environment of, and in the vicinity of, land so used.</p>	<p>The Planning Proposal seeks to permit low cost housing for long term residents. This will ensure the social and economic welfare of the residents is supported.</p>
SEPP No 36 – Manufactured Home Estates	
<p>The aims of this Policy are:</p> <ul style="list-style-type: none"> (a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density 	<p>This Planning Proposal seeks to permit long-term affordable housing on a site where such uses have been established since the 1980s. The site is adequately serviced by water and sewer. The proposal will not adversely affect</p>

State/Sydney Region Environmental Planning Policy	Comment
<p>residential development that provides an alternative to traditional housing arrangements, and</p> <p>(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and</p> <p>(c) to encourage the provision of affordable housing in well designed estates, and</p> <p>(d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and</p> <p>(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</p> <p>(f) to protect the environment surrounding manufactured home estates, and</p> <p>to provide measures which will facilitate security of tenure for residents of manufactured home estates.</p>	<p>the ecology of the site nor impact the environment on adjoining sites.</p>
SEPP No. 55 – Remediation of Land	
<p>(1) The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land.</p> <p>(2) In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>Council's aerial photographic record does not show any use that is listed in Table 1 Contaminated Land Planning Guidelines being carried out on the land. Between the aerial photographs of 1964 and 1986, the caravan park was developed.</p> <p>However, should a Gateway be issued, a Preliminary Land Contamination Assessment will need to be undertaken.</p>

State/Sydney Region Environmental Planning Policy	Comment
SEPP (Koala Habitat Protection) 2021	
<p>This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p>	<p>The site is identified within the Koala Development Application Map and one (1) Koala feed tree (<i>Corymbia maculata</i>) is proposed for removal. However, the Ecological Assessment has sufficiently demonstrated that the proposal will have a low or no direct impact on Koalas or koala habitats, as such a Tier 2 assessment process is not required.</p>
SEPP (Coastal Management) 2018	
<p>The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with objects of the <i>Coastal Management Act 2016</i>, including the management objectives for each coastal management area, by:</p> <ul style="list-style-type: none"> (a) managing development in the coastal zone and protecting the environmental assets of the coast, and (b) establishing a framework for land use planning to guide and decision-making in the coastal zone, and (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016. 	<p>That part of the lot fronting Wards Hill Road is within the Coastal Wetland Buffer. The actual coastal wetland is located on the western side of Empire Bay Drive.</p> <p>Clause 11(1) of the SEPP states:</p> <p>Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” unless the consent authority is satisfied that the proposed development will not significantly impact on:</p> <ul style="list-style-type: none"> (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland, or (b) the quality and quantity of surface and groundwater flows to and from the adjacent coastal wetland. <p>The section of the property that is within the Coastal Wetland Buffer contains part of the entry from Wards Hill Road. The planning proposal identifies that there will be no impact on this area of the site.</p> <p>The Planning Proposal is consistent with the SEPP.</p>
SEPP (Vegetation in Non-Rural Areas) 2017	
<p>The aims of this Policy are—</p> <ul style="list-style-type: none"> (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. 	<p>Two native vegetation community types have been identified on the site. Both vegetation communities are considered to be in poor condition, representing canopy species only with a modified understorey. All tree species characteristic of Swamp Sclerophyll Forest EEC are proposed to be retained. An assessment of significance was conducted for the EEC and it was concluded that the proposal would not have significant impact on the EEC.</p>

State/Sydney Region Environmental Planning Policy	Comment
	<p>The site is mostly cleared of native vegetation and contains scattered trees that provides limited aboreal connectivity between adjacent vegetation. Given the limited impact of the proposal on remnant canopy vegetation, it is considered the proposal is unlikely to have a significant on connectivity or movement corridors.</p>
SEPP (Affordable Rental Housing) 2009	
<p>The aims of this Policy are as follows—</p> <ul style="list-style-type: none"> (a) to provide a consistent planning regime for the provision of affordable rental housing, (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards, (c) to facilitate the retention and mitigate the loss of existing affordable rental housing, (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing, (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing, (f) to support local business centres by providing affordable rental housing for workers close to places of work, (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation. 	<p>The Planning Proposal to permit long-term affordable housing on the subject site satisfies the aims of this SEPP as it facilitates delivery of additional affordable housing by way of permissibility of “caravan park” on the site.</p>

Ministerial Section 9.1 Directions

Direction	Comment
Employment & Resources	
1.1 Business & Industrial Zones	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Not Applicable</p> <p>The site is not within an existing or proposed Business or Industrial zone.</p>
1.2 Rural Zones	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p>Not Applicable</p> <p>The site is not within an existing or proposed Rural zone.</p>
1.3 Mining, Petroleum Production and Extractive Industries	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p>Not Applicable</p> <p>SEPP State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries in certain circumstances, regardless of the LEP and zoning of the land.</p> <p>The planning proposal aims to alter one Environmental zoning to another, hence there is nothing in this planning proposal that affects the aims and provisions of this Direction..</p>
1.4 Oyster Aquaculture	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and oyster consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	<p>Applicable</p> <p>Priority Oyster Aquaculture Areas exist in Brisbane Water. The subject site is approximately 750m from Brisbane Water. All runoff from the proposed additional dwellings on site will be required to be treated in accordance with Council's requirements in the Water Management Chapter of the CCDCP.</p>
1.5 Rural Lands	

Direction	Comment
<p>The objectives of this direction are to:</p> <p>(a) protect the agricultural production value of rural land,</p> <p>(b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,</p> <p>(c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</p> <p>(d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</p> <p>(e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land</p> <p>(f) support the delivery of the actions outlined in the New South Wales Right to Farm</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or changes the existing minimum lot size on land within a rural or environment protection zone.</p>	<p>Applicable</p> <p>The subject land is within an environmental protection zone and currently has existing use rights for a caravan park with short-term accommodation.</p> <p>The Planning Proposal seeks to include an additional permitted use for a caravan park to enable long-term accommodation.</p> <p>The Planning Proposal has also to consider any natural and physical constraints on the land. As the subject land is affected by overland flow in flood events, satisfactory measures are to be included in the accompanying DCP to address this issue.</p> <p>The Planning Proposal does not propose to amend the minimum lot size applying to the zone.</p> <p>The Planning Proposal is consistent with this Direction.</p>
Environment & Heritage	
2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The subject land is zoned 7(c2) Rural Small Holdings and accommodates an existing caravan park. The Planning Proposal seeks to permit the land to be used for long-term accommodation.</p> <p>It is proposed to include the land in the E3 Environmental Management zone. The environmental protection standards are not proposed to be altered.</p> <p>All tree species characteristic of Swamp Sclerophyll Forest EEC are proposed to be retained. An assessment has concluded that the proposal would not have significant impact on the EEC.</p> <p>The site is mostly cleared of native vegetation and contains scattered trees that provides limited aboreal connectivity between adjacent vegetation. Given the limited impact of the proposal on remnant canopy vegetation, it is considered the proposal is unlikely to a significant on connectivity or movement corridors.</p>
2.2 Coastal Management	

Direction	Comment
<p>Aims to protect and manage coastal areas of NSW.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i>.</p>	<p>Applicable</p> <p>The objects of the Coastal Management Act 2016 are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.</p> <p>That part of the lot fronting Wards Hill Road is within the Coastal Wetland Buffer. The Buffer extends onto the site for a distance of 30m with the only development in this area being the access driveway. The actual coastal wetland is separated from this site by Empire Bay Drive.</p> <p>Clause 11(1) of the SEPP states:</p> <p>Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” unless the consent authority is satisfied that the proposed development will not significantly impact on:</p> <p>(a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland, or</p> <p>(b) the quality and quantity of surface and groundwater flows to and from the adjacent coastal wetland.</p> <p>The conceptual plan accompanying the planning proposal identifies that there will be no impact on this area of the site.</p> <p>The NSW Coastline Management Manual provides “information to assist present and potential users and occupiers of the coastline to understand the nature of coastline hazards and the options available for their management.” As the site is not subject to immediate coastal processes it is not relevant to the Planning Proposal.</p> <p>The Coastal Design Guidelines relates to design of dwellings and location of new settlements and is not strictly relevant to this Planning Proposal. The following objectives are however pertinent to this Planning Proposal:</p> <ul style="list-style-type: none"> - To protect and enhance the cultural, ecological and visual characteristics of a locality. - To limit coastal sprawl by establishing separation and greenbelts between settlements. - To integrate new development with surrounding land uses. - To encourage new coastal settlements to be appropriately located. - To create neighbourhoods centred around services and facilities.

Direction	Comment
	Zoning the land to a comparable zone under the GLEP 2014 and permitting caravan parks is consistent with what currently exists on the site. It is appropriate given the physical character of the land and access to services and facilities.
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>An Aboriginal Cultural Heritage Assessment is required to be undertaken should a Gateway be issued.</p>
2.4 Recreational Vehicle Areas	
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Not Applicable</p> <p>The Planning Proposal does not seek to permit recreation vehicle areas on the land.</p>
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
This Direction does not apply to the Central Coast Council Local Government Area.	
2.6 Remediation of Contaminated Lands	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p>Applicable</p> <p>Council's aerial photographic record does not show any use that is listed in Table 1 Contaminated Land Planning Guidelines being carried out on the land. Between the aerial photographs of 1964 and 1986, the caravan park was developed.</p> <p>However, should a Gateway be issued, a Preliminary Land Contamination Assessment will need to be undertaken.</p>
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
<p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands.</p> <p>Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>Applicable</p> <p>The Planning Proposal does not propose to zone the land to a residential zone, however, it does propose to permit a residential use (caravan park) on the site.</p> <p>The land is serviced by water and sewer. As a caravan park already exists on the site there will be minimal impact on the environment and amenity of the area. The Planning Proposal will include provisions that will broaden the choice of housing by providing affordable housing on the site.</p>

Direction	Comment
3.2 Caravan Parks and Manufactured Home Estates	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The Planning Proposal provides a form of affordable housing in the form of a long-term accommodation caravan park.</p>
3.4 Integrating Land Use & Transport	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>Applicable</p> <p>The Planning Proposal is located with easy access to Empire Bay Drive which is the major arterial road connecting the coastal communities with regular and bus services to Woy Woy, Erina Fair and Gosford City Centre. Whilst future residents could use their private vehicles, the option to use public transport would be available.</p>
3.5 Development Near Regulated Airports and Defence Airfields	
<p>Aims to ensure the effective and safe operation of regulated airports and defence airfields and to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p> <p>This direction applies to all relevant planning authorities. This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.</p>	<p>Not Applicable</p> <p>The subject site is not near a regulated airport or defence airfield.</p>
3.6 Shooting Ranges	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	<p>Not Applicable</p> <p>The subject land is not adjacent or near a shooting range.</p>

Direction	Comment
3.7 Reduction in non- hosted short-term rental accommodation period	
<p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out in parts of its local government area. Applies to Byron Bay Shire Council</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
Hazard & Risk	
4.1 Acid Sulfate Soils	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.</p>	<p>Applicable</p> <p>The Acid Sulfate Soils (ASS) Planning Maps indicate that the subject land is wholly within Class 5. The CCLEP maps Class 5 as being within 500m from any ASS Classes 1 to 4. Part of the subject land fronting Wards Hill Road is within this 500m area and will have to be included in the amendment to the CCLEP</p>
4.2 Mine Subsidence & Unstable Land	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a relevant planning authority prepares a planning proposal that permits development on land that is within a mine subsidence district, or has been identified as unstable in a study, strategy or other assessment undertaken: by or on behalf of the relevant planning authority, or by or on behalf of a public authority and provided to the relevant planning authority</p>	<p>Not Applicable</p> <p>The subject land is not within a mine subsidence district.</p>
4.3 Flood Prone Land	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.</p>	<p>Applicable</p> <p>The Floodplain Development Manual, 2005 defines the Flood Planning Area as the area of land below the Flood Planning Level (i.e. combination of flood events and freeboards as determined in management studies and incorporated in management plans) and thus subject to flood related development controls.</p> <p>The central and northern part of the site, which already accommodates the existing mobile homes, is affected by flooding. That part of the Planning Proposal relating to the APU for caravan park is proposed to only apply to that part of the site which is unaffected by flooding. Council's Floodplain Management Section is satisfied that more detailed flood study is required to be provided at the DA stage. Council requirements will be included in the site-specific DCP.</p>
4.4 Planning for Bushfire Protection	

Direction	Comment
<p>Aims to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>Applicable</p> <p>In the preparation of a planning proposal request, the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.</p> <p>The subject land is classified as Rural Fire Service Category 1 and 2 Vegetation and Bushfire Buffer. Consequently, the Planning Proposal and Bushfire Assessment Report is required to be referred to the Rural Fire Service for comment.</p>
Regional Planning	
5.2 Sydney Drinking Water Catchments	
This Direction does not apply to the Central Coast Local Government Area.	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
This Direction does not apply to the Central Coast Local Government Area.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
This Direction does not apply to the Central Coast Local Government Area.	
5.9 North West Rail Link Corridor Strategy	
This Direction does not apply to the Central Coast Local Government Area.	
5.10 Implementation of Regional Plans	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The Planning Proposal is considered to be consistent with the directions and actions contained in the Central Coast Regional Plan. The vegetation on-site will not be adversely impacted and the Proposal will meet demand for affordable housing in the area.</p>
5.11 Development of Aboriginal Land Council Land	
<p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p>	<p>Not Applicable</p> <p>The subject land is not shown on the Application Map of the SEPP (Aboriginal Lands) 2019.</p>
Local Plan Making	
6.1 Approval and Referral Requirements	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	<p>Not Applicable</p> <p>This Planning Proposal is consistent with this direction as no such inclusions, or designation is proposed.</p>

Direction	Comment
Applies when the relevant planning authority prepares a planning proposal.	
6.2 Reserving Land for Public Purposes	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Not Applicable</p> <p>The Planning Proposal does not propose to zone land for public purposes.</p>
6.3 Site Specific Provisions	
<p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p>	<p>Applicable</p> <p>The Planning Proposal uses existing zones, height of building and lot size requirements set out in the Standard Instrument LEP. It is therefore consistent with this Direction.</p>
Metropolitan Planning	
All the Directions under this Section do not apply to the Central Coast Council Local Government Area	

Interim Local Strategic Planning Statement (LSPS)

Strategies	Assessment/Comment
1 Revitalise our centres	The subject land is not located within, or adjacent to, a Centre and therefore will not directly contribute to the revitalising of nearby Centres.
2 Renew urban form	The subject land is not located within the urban footprint and therefore will not contribute to its renewal.
3 Define the urban edge	In an analysis of the built form on this site, the Planning Proposal will enable the addition of new dwellings on this site for long-term accommodation. The subject land is an existing mobile home park located well outside the existing urban edge. The Planning Proposal seeks to zone the land to E3 Environmental Management and permit additional long-term accommodation on the site which will not alter the broad character of the area.
4 Create a sustainable region	The subject land currently accommodates a caravan park/manufactured home estate which provides affordable housing options to the community.

Interim Local Strategic Planning Statement (LSPS)

Planning Priority	Actions	Assessment/Comment
Centres and Corridors		
1 Align development to our infrastructure capacity	Develop a Central Coast Regional Infrastructure Plan that considers our infrastructure capacity, appropriate trigger points for infrastructure provision and prioritises opportunities for integrated infrastructure delivery across the Central Coast. (CCRP Direction 4, 17)	The Action is not directly relevant to the planning proposal however, the Planning Proposal aligns with the Planning Priority. The site is adequately serviced by water and sewer.
Housing		
8 Provide for the housing needs of our growing region	Implement relevant actions from the draft Affordable and Alternative Housing Strategy to provide for the diverse housing needs of our community. (CCRP Direction 19, 20, 21)	The Action is not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority. The planning proposal seeks to provide an affordable housing option to meet the diverse accommodation needs of the community.
10 A consistent and balanced approach to land use planning and development supporting the directions and goals of the Central Coast Regional Plan 2036, themes and focus areas of the Central Coast Community Strategic	Deliver a Consolidated Local Environmental Plan and Development Control Plan to provide a single guiding document for land use and development for the Central Coast region.	The Action is not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority. The proposed zoning of the subject land aligns with the physical constraints of the site and is therefore consistent with the directions and goals of the CCRP and CCCSP.

Planning Priority	Actions	Assessment/Comment
Plan 2018.		
Environment		
25 Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards	Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast. (CCRP Direction 12)	The Action is not directly relevant to the planning proposal; however, the planning proposal aligns with the Planning Priority. The subject site is flood liable and with most of the existing, approved mobile homes affected. The planning proposal seeks to permit long-term accommodation on that part of the site which is not flood affected. Therefore the safety of the future residents will be assured.

Community Strategic Plan Assessment

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

Objective/Requirement	Comment
GREEN	
ENVIRONMENTAL RESOURCES FOR THE FUTURE	
E1 Educate the community on the value and importance of natural areas and biodiversity and encourage community involvement in caring for our natural environment	N/A
E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways	N/A
E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours	N/A
E4 Incorporate renewable energy and energy efficiency in future design and planning and ensure responsible use of water and other resources	N/A
CHERISHED AND PROTECTED NATURAL BEAUTY	
F1 Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species	The Planning Proposal will not adversely affect the vegetation on the site that has been identified as having ecological value. Only one native tree is proposed to be removed. No hollow-bearing trees are proposed to be removed and all tree species characteristic of Swamp Sclerophyll Forest EEC are proposed to be retained.
F2 Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)	The Planning Proposal will not adversely affect the vegetation on the site that has been identified as having ecological value. Only one native tree is proposed to be removed. No hollow-bearing trees are proposed to be removed and all tree species characteristic of Swamp Sclerophyll Forest EEC are proposed to be retained.
F3 Improve enforcement for all types of environmental non-compliance including littering and illegal dumping and encourage excellence in industry practices to protect and enhance environmental health	N/A
F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	N/A
RESPONSIBLE	
GOOD GOVERNANCE AND GREAT PARTNERSHIPS	
G1 Build strong relationships and ensure our partners and community share the responsibilities and benefits of putting plans into practice	N/A
G2 Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect	N/A
G3 Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions	N/A
G4 Serve the community by providing great customer experience, value for money and quality services	N/A
DELIVERING ESSENTIAL INFRASTRUCTURE	

Objective/Requirement		Comment
	H1 Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region	N/A
	H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities	N/A
	H3 Create parking options and solutions that address the needs of residents, visitors and businesses whilst keeping in mind near future technologies including fully autonomous vehicles	N/A
	H4 Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water	N/A
BALANCED AND SUSTAINABLE DEVELOPMENT		
	I1 Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1	N/A
	I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	The subject land is adjacent to Empire Bay Drive which is a major arterial road connecting the coastal communities with commercial centres via a frequent bus service.
	I3 Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management	The site currently accommodates a caravan park. The Planning Proposal seeks to permit additional long-term accommodation on the site which will not impact on vegetation of ecological significance. Only one (1) native tree is proposed to be removed. No hollow-bearing trees are proposed to be removed and all tree species characteristic of Swamp Sclerophyll Forest EEC are proposed to be retained.
	I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	The provision of long-term affordable accommodation in manufactured homes directly seeks to meet the demand for such housing.
LIVABLE		
RELIABLE PUBLIC TRANSPORT AND CONNECTIONS		
	J1 Create adequate, reliable and accessible train services and facilities to accommodate current and future passengers	N/A
	J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport	N/A
	J3 Improve bus and ferry frequency and ensure networks link with train services to minimise journey times	N/A
	J4 Design long-term, innovative and sustainable transport management options for population growth and expansion	N/A
OUT AND ABOUT IN THE FRESH AIR		
	K1 Create a regional network of interconnected shared pathways and cycle ways to maximise access to key destinations and facilities	N/A
	K2 Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access,	N/A

Objective/Requirement	Comment
inclusion and mobility to meet the needs of all community members	
K3 Provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas	N/A
K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of natural waterways and foreshores	N/A
HEALTHY LIFESTYLES FOR A GROWING COMMUNITY	
L1 Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open spaces are well maintained and activated	N/A
L2 Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer	N/A
L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	N/A
L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs	N/A

Central Coast Affordable and Alternative Housing Strategy

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

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

The AAHS identifies a need for additional affordable housing and diversity of housing on the Central Coast. However the loss of more affordable caravan parks and Manufactured Housing Estates, and relative undersupply of more affordable housing types like New Generation Boarding Houses, is having a serious impact on very low income renters and those more vulnerable in the local housing market.

The site currently accommodates 68 affordable houses and it is anticipated that, should the Planning Proposal be successful, approximately 32 additional affordable dwellings will be able to be provided on site. The additional affordable housing will satisfy some of the low-income housing needs of the community, thus being consistent with the AAHS.

Biodiversity Strategy

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

Theme 4 Protecting biodiversity through land use planning and information management	
Goals and Actions	Assessment
<p>Goal 4.1 High biodiversity value areas are appropriately identified, protected and restored as part of future land use planning investigation</p> <p>Action 4.1.5 Identify appropriate mechanisms to achieve rehabilitation and enhanced landscape connectivity through the rezoning and development assessment process (such as Vegetation Management Plans)</p>	<p>Council supports the implementation of appropriate planning controls to protect biodiversity and seek to ensure that LEPs strengthen protection of biodiversity within the LGA.</p> <p>The Ecological Assessment shows only one (1) native tree is proposed to be removed. No hollow-bearing trees are proposed to be removed and all tree species characteristic of Swamp Sclerophyll Forest EEC are proposed to be retained. The Ecological Assessment has identified that indirect impacts may occur to approximately 0.18 ha of poor condition native vegetation. Assessments of significance were conducted for EEC and threatened fauna species detected on the site, which concluded that the proposal would not result in a significant impact. Council's Environmental Officer concurs with these conclusions.</p>