



Central Coast Council

Planning Proposal

Lot B DP 321076 & Lot 2 DP 543135

73-75 Mann Street

Gosford

File No: RZ/114/2021; PP_201X_XX_XXX_XX

May 22

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Date: October 21

Version

Central Coast Council

Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 | **P** 1300 463 954

~~**Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250 | **P** 1300 463 954~~

E ask@centralcoast.nsw.gov.au |

W www.centralcoast.nsw.gov.au |

ABN 73 149 644 003

Opening Hours 8.30am - 5.00pm

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Background and Locality Context

The Site is located within the commercial core of Gosford City Centre. Located at the front of the site are vacant single storey commercial buildings with ground floor access to Mann Street, with car parking located to the rear. Henry Parry Drive, to the rear, is elevated and separated from the site by a steep embankment.

The parcels of land were acquired by Council by agreement under the framework of the Land Acquisition (Just Terms Compensation) Act. Under Part 2, Division 1 of the Local Government Act (LG ACT) 1993, all public land must be classified as either 'community' or 'operational'. The Local Government Act imposes different restrictions on the use, management, reclassification and disposal of Council owned land depending on whether it is classified as "operational" or "community" land.

Upon acquisition by Council in 2019, the parcels of land were classified as community land. In 2020 as part of a review of assets, Council determined the properties were surplus to its needs, and is seeking to reclassify the land to "operational land" in order to facilitate its sale.

The land is not currently used for a community purpose and has been previously used for commercial purposes.

The land was originally acquired for the purpose of the then proposed Regional Library Precinct/Regional Performing Arts Centre. On 25 September 2019, Council resolved to withdraw from any further work on the Gosford Cultural Precinct and proceed with a stand-alone Regional Library. The Regional Library will be developed on the site of the Parkside Building in Donnison Street.

Council is reviewing plans for a Regional Performing Arts Centre (RPACC). The sale of the site, which was part of this Precinct, in the Gosford City Centre does not mean that the RPACC will not proceed, but rather that the RPACC will not be developed on any of the land previously identified for the Cultural Precinct. Other locations will now need to be considered.

The subject land is proposed to be reclassified under the State Environmental Planning Policy (Gosford City Centre) 2018 (Gosford SEPP) (Precincts -Regional) 2021. The wording and effect of Clause 5.2 5.30 of the Gosford SEPP is the same as Clause 5.2 of the Gosford Local Environmental Plan LEP 2014, and the proposed reclassification will follow the same process as any other reclassification. The reclassification process for Council land is specified in Part 6 Section 2 of the Local Government Act (LG Act) 1993.

By disposing of land that is surplus to its needs Council will make it available to be repurposed or redeveloped by others with uses that contribute to the revitalisation of the Gosford City Centre.

The following adjacent and nearby properties, already classified as operational land, are also proposed for sale: 49-51 Mann Street Gosford 2250 (Lot 1 DP 251476), 49-51 Mann Street Gosford 2250 (Lot 1 DP 564021), 53 Mann Street Gosford 2250 (Lot 3 DP 129268), 55-57 Mann Street Gosford (Lot 2 DP 129268), and 59-71 Mann Street Gosford (Lot 1 DP 129268). These sites are not affected by this Planning Proposal.

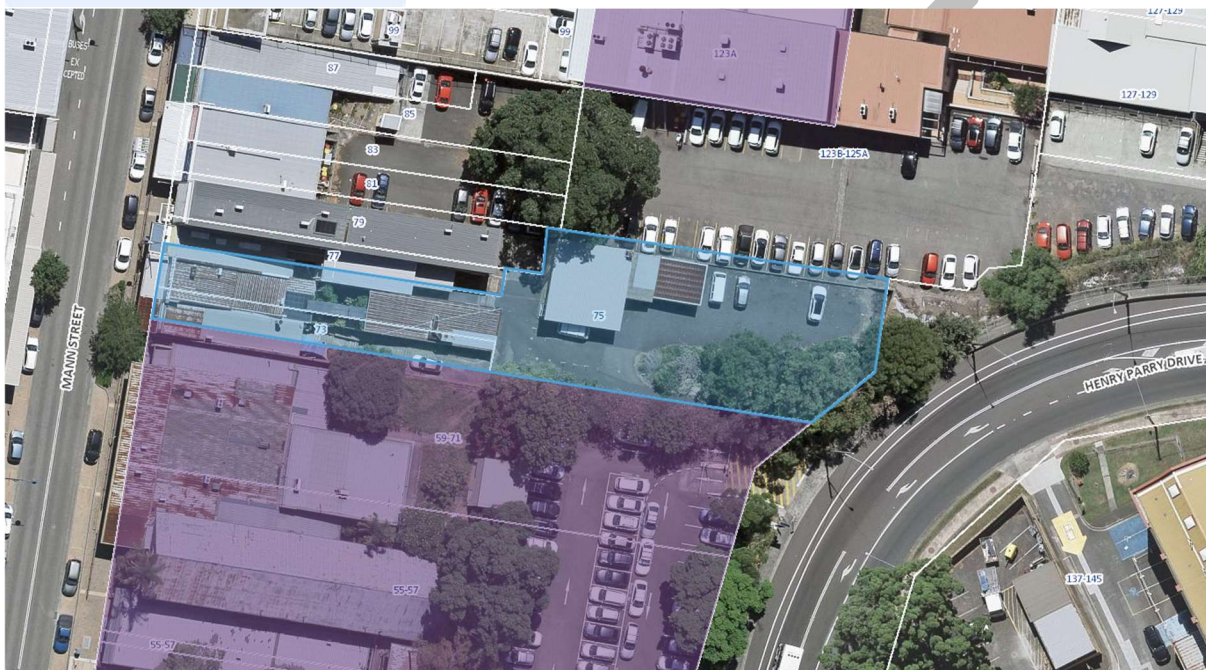


Figure 1 Site location and adjoining lands classified operational

Part 1 Objectives or Intended Outcomes

The objective of this Proposal is to reclassify the Site (Lot B DP 321076 and Lot 2 DP 543135) from community land to operational land. Council no longer intends to locate community facilities on the Site. Following this process, Council's intention is to sell the land. Council is unable to sell the land if it is not reclassified beforehand.

Part 2 Explanation of Provisions

The outcome will be achieved by an amendment to the State Environmental Planning Policy (Precincts Regional) 2021 as follows:

- Reclassification of the Site from operational land to community land
 - The reclassification will be legally achieved by listing the Site in Schedule 4 Part 1 of the SEPP (Precincts-Regional) 2021.
 - Schedule 4 Part 1 of the SEPP (Precincts-Regional) 2021 lists those parcels of land reclassified from community land to operational land. This is in accordance with Clause 5.2 5.30 of the SEPP (Precincts-Regional) 2021 which enables Council to reclassify public land.

- In this case, the proposed reclassification will not affect any trusts, estates, interests, dedications, conditions, restrictions or covenants that may apply to the land.

Table 1: The Planning Instrument Amendments

Proposed Amendment
State Environmental Planning Policy (Precincts- Regional) 2021
<p>Reclassify the subject site to operational land by amending the table to Schedule 4– Part 1 as follows:</p> <ul style="list-style-type: none"> • Column 1- Locality: Gosford • Column 2- Lot B DP 321076 and Lot 2 DP 543135, 73-75 Mann Street, Gosford

Part 3 Justification

Section A – Need for the Planning Proposal

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

The Planning Proposal has not been prepared following the outcomes of any study. This property has been identified as a result of the recent review of Council's Assets, and which identified that the two properties are no longer required.

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

Council is seeking to dispose of the land. Council is unable to dispose of the land unless it is reclassified from community land to operational land. This is because the Clause 45(1) of the NSW Local Government Act 1993 states Council has no power to dispose of community land. Even if Council chose to lease the land, Clause 45 significantly restricts the range of uses for which a lease over community land might be granted, and the time period of such a lease. If the site remains as community land, most of the uses for which the buildings might be leased are not permissible under the provisions of Clause 45.

The only way to reclassify the land is through a Planning Proposal to amend the Gosford SEPP (Regional-Precincts). The reclassification process follows the process outlined in the NSW Department of Planning Industry and Environment (DPIE) LEP Practice Note PN-16-001 "Classification and reclassification of public land through a local environmental plan". This process includes community consultation in the form of the public exhibition of the proposed reclassification and a public hearing.

Section B – Relationship to strategic planning framework

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

Interim Local Strategic Planning Statement

The Planning Proposal is consistent with the Local Strategic Planning Statement (LSPS) The LSPS states *"Gosford will be the principal City serving the entire RegionIt will provide a full range of business, government, retail, cultural, entertainment and recreational activities... . It will provide high and medium density housing"*. The street level vision for the locality describes *"A traditional shopping strip providing boutique activities for locals and passing trade"*. The reclassification facilitates this outcome by providing a site with main street frontage that can be repurposed or redeveloped to contribute to the City Centre revitalisation process described in the LSPS.

Central Coast Regional Plan (2036)

The Proposal is consistent with the Central Coast Regional Plan 2036. In particular the Proposal progresses Goal 1 of the Regional Plan, namely *"Gosford will flourish as the region's capital and centre of administrative, civic and commercial services. Improvements to health, transport, education, sporting and civic infrastructure will bolster its expanding cultural, residential and employment functions "*, by providing additional flexibility in land use in the way in which the land may be used and in its ownership.

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

Community Strategic Plan

The Proposal is consistent with the five themes of the Community Strategic Plan.

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

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

The Proposal is considered to be generally consistent with the applicable SEPPs.

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

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

Table 2: S9.1 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
Focus Area 1: Planning Systems			
1.1	Implementing Regional Plans	Y	Y
1.2	Development of Aboriginal Land Council Land	N	N/A
1.3	Approval and Referral requirement	Y	Y
1.4	Site specific provisions	N	N/A
Focus Area 2: Design and Place (this focus is currently blank)			
Focus Area 3: Biodiversity and Conservation			
3.1	Conservation Zones	Y	Y
3.2	Heritage Conservation	Y	N/A
3.3	Sydney Drinking Water Catchment	N	N/A
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEP's	N	N/A
3.5	Recreational Vehicle Areas	N	N/A
Focus Area 4: Resilience and Hazards			
4.1	Flooding	Y	N/A

No.	Direction	Applicable	Consistent
4.2	Coastal Management	Y	N/A
4.3	Planning for Bushfire Protection	N	N/A
4.4	Remediation of Contaminated Land	Y	Y
4.5	Acid Sulfate Soils	Y	Y
4.6	Mine Subsidence & Unstable Land	N	N/A
Focus Area 5: Transport and Infrastructure			
5.1	Integrating Landuse and Transport	Y	Y
5.2	Reserving Land for Public Purpose	Y	Y
5.3	Development near Regulated Airports and Defence Airfields	N	N/A
5.4	Shooting Ranges	N	N/A
Focus Area 6: Housing			
6.1	Residential Zones	Y	Y
6.2	Caravan Parks and Manufactured Home Estates	Y	N/A
Focus Area 7: Industry and Employment			
7.1	Business and Industrial Zones	Y	Y
7.2	Reduction in non-hosted short term rental accommodation period	N	N/A
7.3	Commercial and Retail development along the Pacific Highway North Coast	N	N/A
Focus Area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extraction Industries	N/A	N/A
Focus Area 9: Primary Production			
9.1	Rural zones	N	N/A
9.2	Rural Lands	N	N/A
9.3	Oyster Aquaculture	N	N/A

No.	Direction	Applicable	Consistent
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A

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Section C – Environmental, Social and Economic Impact

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

Nil.

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

Ecology

The Proposal will not have any ecological impacts.

Bushfire

The Proposal will not affect bushfire risk

Natural Resources

The Proposal will not have impact on natural resources.

Indigenous and Non-Indigenous Cultural Heritage Items

The Proposal will not have any impact on indigenous or non-indigenous cultural heritage items or places.

Contaminated Land and Acid Sulfate Soils

The Proposal will not have any impact on contaminated or acid sulfate soils.

Flooding and Drainage

The Proposal will not have any impact on flooding, flood risk or on drainage systems.

Mine Subsidence

The Proposal will not lead to an increase of mine subsidence risk.

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

Social Issues

Reclassification of the Site will have no social impact.

It is not currently used for community uses, and although the Site was to be part of the Gosford Cultural Precinct, following a review Council does not intend to use the site for community purposes.

Council will be establishing a new standalone Regional Library in Donnison Street. Council is reviewing plans for a Regional Performing Arts Centre (RPACC). The sale of the land does not mean that the RPACC will not proceed, but rather that the RPACC will not be developed on any of the land previously identified for the Cultural Precinct.

Funds from the eventual sale of the land will enable Council to continue to deliver a range of social/community services and infrastructure to the community.

Reclassification of the land will enable its eventual sale to other parties that will repurpose or redevelop the land for an economic use which will generate additional local employment, with resultant social benefits.

Economic Impacts

Reclassification per se will not have an economic impact. However, reclassification will enable a range of economic benefits.

Reclassification of the land will enable its eventual sale to other parties that will repurpose or redevelop the Site for an economic use consistent with its zoning and active street frontage status. This will assist in increasing economic activity within the Gosford City Centre.

Funds from the eventual sale of the land will improve Council's financial ability to deliver services and infrastructure to the community.

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Section D – State and Commonwealth Interests

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

Traffic

The Proposal will not have any impact on transport demand.

Water

The Proposal will not have any impact on water demand.

Sewer

The Proposal will not have any impact on demand for sewerage services.

Electricity and Gas

The Proposal will not have any impact on electricity and gas demand.

Internet/NBN

The Proposal will not have any impact on telecommunications demand.

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

Due to the nature of this Planning Proposal- Reclassification of Community Land to Operational Land- it is not proposed to consult with any State or Commonwealth agencies unless stipulated by the Gateway Determination.

Part 4 Mapping

Table 4: Existing and Proposed Provisions

Map	Map Title	Change
Proposed Provisions		
A.	All existing maps	No change

Part 5 Community Consultation

The Proposal will be made available for a minimum of 28 days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

The Proposal will be exhibited in accordance with the Department's Practice Note (PN09-003) and any requirements of the gateway determination.

A public hearing is required in accordance with Section 29 of the Local Government Act 1993 and LEP practice note PN09-003. A public notice of the hearing will be sent out or published at least 21 days before the public hearing.

It is expected that the Proposal will be made available at the following locations:

- Council's website: <https://www.yourvoiceourcoast.com/>

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

Part 6 Project Timeline

Table 5: Key Project Timeframes

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	May 2022 6 months	May June 2022	May Jan 2023
Anticipated timeframe for the completion of required technical information	N/A	N/A	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	28 days	June 2022	June 2022
Commencement and completion dates for public exhibition	28 days	July 2022	July 2022
Dates for public hearing (if required)	August 2022	August 2022	August 2022
Timeframe for consideration of submissions	14 Days	August 2022	August 2022
Timeframe for consideration of a proposal post exhibition	14 days	September 2022	September 2022
Date of submission to the Department to finalise LEP	8 weeks	Dec 2022	Dec 2022
Anticipated date RPA will make the plan (if delegated)	January 2023	Jan 2023	Jan 2023
Anticipated date RPA will forward to the Department for notification	Jan 2023	Jan 2023	Jan 2023

Note timeframe is indicative and dependant on date of Gateway Determination.

Supporting Documentation

Table 6: Supporting Documentation to the Planning Proposal

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes – 22 March 2022
B.	Central Coast Regional Plan 2036 Assessment
C.	State Environmental Planning Policy Assessment
D.	Section 9.1 Ministerial Direction Assessment
E.	Gateway Determination and Agency Responses
F.	Gosford City Centre Urban Design Framework
G.	Central Coast Community Strategic Plan
H.	Statement of Council's Interest (see Best Practice Guideline & PN 16-001)
02 Land Use Provisions	
A.	SEPP Schedule 4 changes
03 Agency Responses	
A.	Nil agencies to be consulted
04 Mapping	
A.	Locality Plan

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Assessment & Endorsement

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Council Report and Minutes

On 30 November 2020, in response to Item 5.5 Sale of Council Operational Assets, the following was adopted by Council:

"That Council resolve to reclassify the following land from community to operational land and sell for not less than market value as determined by an independent valuer:

a) 73 Mann Street Gosford (Lot B in DP 321076) 75 Mann Street Gosford (Lot 2 in DP 543135)"

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Central Coast Regional Plan Assessment

<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
1. <i>Grow Gosford City Centre as the region's capital</i>	Yes	Reclassification of the land is consistent with facilitating new economic activity within the Gosford City Centre
2. <i>Focus economic development in the Southern and Northern Growth Corridors</i>	N/A	
3. <i>Support priority economic sectors</i>	Yes	Reclassification of the land is consistent with increasing the supply of well located commercial land, albeit in a minor way.
4. <i>Strengthen inter-regional and intra-regional connections for business</i>	N/A	
5. <i>Support new and expanded industrial activity</i>	N/A	
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	N/A	
7. <i>Increase job containment in the region</i>	Yes	Reclassification of the land will facilitate repurposing or redevelopment of the site within the Gosford City Centre and create additional employment, albeit in a minor way.
8. <i>Recognise the cultural landscape of the Central Coast</i>	N/A	
9. <i>Protect and enhance productive agricultural land</i>	N/A	
10. <i>Secure the productivity and capacity of resource lands</i>	N/A	
11. <i>Sustain and balance productive landscapes west of the M1</i>	N/A	
12. <i>Protect and manage environmental values</i>	N/A	
13. <i>Sustain water quality and security</i>	N/A	
14. <i>Protect the coast and manage natural hazards and climate change</i>	N/A	

15. <i>Create a well-planned, compact settlement pattern</i>	Yes	Reclassification of the land will facilitate its repurposing or redevelopment for a use that reinforces the role of the intensive Gosford City Centre.
16. <i>Grow investment opportunities in the region's centres</i>	Yes	Reclassification of the land will facilitate additional investment through the repurposing or redevelopment of the Site.
17. <i>Align land use and infrastructure planning</i>	N/A	
18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	N/A	
19. <i>Accelerate housing supply and improve housing choice</i>	N/A	
20. <i>Grow housing choice in and around local centres</i>	N/A	
21. <i>Provide housing choice to meet community needs</i>	N/A	
22. <i>Deliver housing in new release areas that are best suited to building new communities</i>	N/A	
23. <i>Manage rural lifestyles</i>	N/A	

State and Sydney Region Environmental Planning Policy Assessment

State Environmental Planning Policy (Biodiversity and Conservation) 2021.	Assessment/Comment
Chapter 2 – Vegetation in Non-Rural Areas	
<p><i>The aims of this Chapter are—</i></p> <p>(a) <i>to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</i></p> <p>(b) <i>to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i></p> <p><i>This Chapter applies to the following areas of the State (the non-rural areas of the State)—</i></p> <p>(b) <i>land within the following zones under an environmental planning instrument—</i></p> <p><i>RU5 Village,</i></p> <p><i>R1 General Residential,</i></p> <p><i>R2 Low Density Residential,</i></p> <p><i>R3 Medium Density Residential,</i></p> <p><i>R4 High Density Residential,</i></p> <p><i>R5 Large Lot Residential,</i></p> <p><i>B1 Neighbourhood Centre,</i></p> <p><i>B2 Local Centre,</i></p> <p><i>B3 Commercial Core,</i></p> <p><i>B4 Mixed Use,</i></p> <p><i>B5 Business Development,</i></p> <p><i>B6 Enterprise Corridor,</i></p> <p><i>B7 Business Park,</i></p> <p><i>B8 Metropolitan Centre,</i></p> <p><i>IN1 General Industrial,</i></p> <p><i>IN2 Light Industrial,</i></p> <p><i>IN3 Heavy Industrial,</i></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Biodiversity and Conservation) 2021.	Assessment/Comment
<p><i>IN4 Working Waterfront,</i></p> <p><i>SP1 Special Activities,</i></p> <p><i>SP2 Infrastructure,</i></p> <p><i>SP3 Tourist,</i></p> <p><i>RE1 Public Recreation,</i></p> <p><i>RE2 Private Recreation,</i></p> <p><i>C2 Environmental Conservation,</i></p> <p><i>C3 Environmental Management,</i></p> <p><i>C4 Environmental Living or</i></p> <p><i>W3 Working Waterways.</i></p>	
Chapter 3 – Koala habitat protection 2020	
Not applicable.	Not applicable.
Chapter 4 – Koala Habitat Protection 2021	
<p><i>This Chapter 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.</i></p> <p><i>This Chapter does not apply to—</i></p> <p><i>(a) land dedicated or reserved under the National Parks and Wildlife Act 1974, or acquired under Part 11 of that Act, or</i></p> <p><i>(b) land dedicated under the Forestry Act 2012 as a State forest or a flora reserve, or</i></p> <p><i>(c) land on which biodiversity certification has been conferred, and is in force, under Part 8 of the Biodiversity Conservation Act 2016, or</i></p>	The Proposal is consistent with the provisions of this SEPP.
Chapter 5 – River Murray lands	
Not applicable.	Not applicable.
Chapter 6 – Bushland in Urban Areas	

State Environmental Planning Policy (Biodiversity and Conservation) 2021.	Assessment/Comment
<p>(1) <i>The general aim of this Chapter is to protect and preserve bushland within the urban areas referred to in Schedule 5 because of—</i></p> <ul style="list-style-type: none"> (a) <i>its value to the community as part of the natural heritage,</i> (b) <i>its aesthetic value, and</i> (c) <i>its value as a recreational, educational and scientific resource.</i> <p>(2) <i>The specific aims of this Chapter are—</i></p> <ul style="list-style-type: none"> (a) <i>to protect the remnants of plant communities which were once characteristic of land now within an urban area,</i> (b) <i>to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,</i> (c) <i>to protect rare and endangered flora and fauna species,</i> (d) <i>to protect habitats for native flora and fauna,</i> (e) <i>to protect wildlife corridors and vegetation links with other nearby bushland,</i> (f) <i>to protect bushland as a natural stabiliser of the soil surface,</i> (g) <i>to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</i> (h) <i>to protect significant geological features,</i> (i) <i>to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</i> (j) <i>to protect archaeological relics,</i> (k) <i>to protect the recreational potential of bushland,</i> (l) <i>to protect the educational potential of bushland,</i> (m) <i>to maintain bushland in locations which are readily accessible to the community, and</i> (n) <i>to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.</i> 	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Biodiversity and Conservation) 2021.	Assessment/Comment
<p><i>This Chapter applies to the areas and parts of areas specified in Schedule 5:</i></p> <p><i>Gosford</i></p>	
Chapter 7 – Canal Estate Development	
Not applicable.	Not applicable.
Chapter 8 – Sydney drinking water catchment	
Not applicable.	Not applicable.
Chapter 9 – Hawkesbury – Nepean River	
Not applicable.	Not applicable.
Chapter 10 – Sydney Harbour Catchment	
Not applicable.	Not applicable.
Chapter 11 – Georges Rivers Catchment	
Not applicable.	Not applicable.
Chapter 12 – Willandra Lakes Region World Heritage Property	
Not applicable.	Not applicable.

SEPP (Design and Place) 2021 (DRAFT)	Assessment/Comment
TBA	

State Environmental Planning Policy (Housing) 2021	Assessment/Comment
Chapter 2 – Affordable Housing	
<p><i>The principles of this Policy are as follows—</i></p> <ul style="list-style-type: none"> <i>(a) enabling the development of diverse housing types, including purpose-built rental housing,</i> <i>(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i> <i>(c) ensuring new housing development provides residents with a reasonable level of amenity,</i> <i>(d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,</i> <i>(e) minimising adverse climate and environmental impacts of new housing development,</i> <i>(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,</i> <i>(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,</i> <i>(h) mitigating the loss of existing affordable rental housing.</i> 	<p>The Proposal is consistent with the provisions of this SEPP.</p>
Chapter 3 – Diverse Housing	
<p>Part 1: Secondary Dwellings</p> <p>Part 2: Group Homes</p> <p>Part 3: Co-living Housing</p> <p>Part 4: Built-to-rent Housing</p> <p>Part 5: Seniors Housing</p> <p>Part 6: Short-term Rental Accommodation</p> <p>Part 7: Conversion of Certain Serviced Apartments</p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>
<p>Part 8: Manufactured Home Estates</p> <p><i>The aims of this Part are—</i></p> <ul style="list-style-type: none"> <i>(a) to facilitate the establishment of manufactured home estates as a contemporary form of medium</i> 	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Housing) 2021	Assessment/Comment
<p><i>density residential development that provides an alternative to traditional housing arrangements, and</i></p> <p><i>(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and</i></p> <p><i>(c) to encourage the provision of affordable housing in well-designed estates, and</i></p> <p><i>(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</i></p> <p><i>(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</i></p> <p><i>(f) to protect the environment surrounding manufactured home estates, and</i></p> <p><i>(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.</i></p>	
<p>Part 9: Caravan Parks</p> <p><i>The aim of this Part is to encourage—</i></p> <p><i>(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</i></p> <p><i>(b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</i></p> <p><i>(c) the provision of community facilities for land so used, and</i></p> <p><i>(d) the protection of the environment of, and in the vicinity of, land so used.</i></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>
State Environmental Planning Policy (Industry and Employment) 2021.	Assessment/Comment
Chapter 3 – Advertising and Signage	
<p>1. <i>This Chapter aims—</i></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Housing) 2021	Assessment/Comment
<p>(a) to ensure that signage (including advertising)—</p> <ul style="list-style-type: none"> i is compatible with the desired amenity and visual character of an area, and ii provides effective communication in suitable locations, and iii is of high-quality design and finish, and <p>(b) to regulate signage (but not content) under Part 4 of the Act, and</p> <p>(c) to provide time-limited consents for the display of certain advertisements, and</p> <p>(d) to regulate the display of advertisements in transport corridors, and</p> <p>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</p> <p><i>This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.</i></p>	

State Environmental Planning Policy (Planning Systems) 2021	Assessment/Comment
Chapter 2 – State and Regional Development	
<p><i>The aims of this Chapter are as follows—</i></p> <ul style="list-style-type: none"> (a) to identify development that is State significant development, (b) to identify development that is State significant infrastructure and critical State significant infrastructure, (c) to identify development that is regionally significant development. <p><i>This chapter applies to Warnervale Town Centre as well as general categories of state significant development.</i></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>
Chapter 3 – Aboriginal Land	
<p><i>The aims of this Chapter are—</i></p> <ul style="list-style-type: none"> (a) to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and 	<p>There are four sites within the Central Coast LGA which are subject to the SEPP. The Planning Proposal does not apply to any of these sites.</p>

State Environmental Planning Policy (Planning Systems) 2021	Assessment/Comment
<p><i>(b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i></p> <p><i>This Chapter applies to the land specified on the Land Application Map.</i></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Precincts—Regional) 2021	Assessment/Comment
Chapter 5 – Gosford City Centre	
<p><i>The aims of this Chapter are as follows—</i></p> <p><i>(a) to promote the economic and social revitalisation of Gosford City Centre,</i></p> <p><i>(b) to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,</i></p> <p><i>(c) to protect and enhance the vitality, identity and diversity of Gosford City Centre,</i></p> <p><i>(d) to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,</i></p> <p><i>(e) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,</i></p> <p><i>(f) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,</i></p> <p><i>(g) to help create a mixed use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,</i></p> <p><i>(h) to preserve and enhance solar access to key public open spaces,</i></p> <p><i>(i) to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,</i></p>	<p>Applicable. The Proposal is generally consistent with progressing the aims of the SEPP.</p> <p>The Proposal does not change any zoning, planning control or development standard applying to the Site. The Proposal seeks to change the classification of the site from “community” to “operational” land in order to provide Council greater flexibility in its future management and ownership.</p> <p>Council has resolved to not progress the Cultural Precinct concept of which the Site was part, as was previously envisaged. Council is developing a new Regional Library on another site within the Gosford City Centre. Council is reviewing plans for a Regional Performing Arts Centre (RPACC). The reclassification and potential sale of this Site, which was part of this Precinct does not mean that the RPACC will not proceed, but rather that the RPACC will not be developed on any of the land previously identified for the Cultural Precinct.</p>

State Environmental Planning Policy (Precincts—Regional) 2021	Assessment/Comment
(j) to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.	

State Environmental Planning Policy (Primary Production) 2021.	Assessment/Comment
Chapter 2 - Primary Production and Rural Development	
<p>The aims of this Chapter are as follows—</p> <p>(a) to facilitate the orderly economic use and development of lands for primary production,</p> <p>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</p> <p>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p> <p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>
Chapter 3 - Central Coast Plateau Areas	
<p>The general aims of this Chapter are—</p> <p>(a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses,</p> <p>(b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability,</p>	<p>No land within the draft Planning Proposal is located within the Central Coast Plateau Area.</p> <p>The Proposal is consistent with the provisions of this SEPP</p>

State Environmental Planning Policy (Primary Production) 2021.	Assessment/Comment
<p>(c) to protect regionally significant mining resources and extractive materials from sterilization,</p> <p>(d) to enable development for the purposes of extractive industries in specified locations,</p> <p>(e) to protect the natural ecosystems of the region, and</p> <p>(f) to maintain opportunities for wildlife movement across the region, and</p> <p>(g) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</p> <p>(h) to encourage the preparation of draft local environmental plans based on merits.</p>	

State Environmental Planning Policy (Resilience and Hazards) 2021.	Assessment/Comment
Chapter 2 - Coastal Management	
<p>The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—</p> <p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and</p> <p>(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>	<p>The Proposal is consistent with the provisions of this SEPP.</p>
Chapter 3 – Hazardous and Offensive Development	
<p>This Chapter aims—</p> <p>(a) to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and</p> <p>(b) to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive</p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Resilience and Hazards) 2021.	Assessment/Comment
<p><i>storage establishment as defined in this Chapter, and</i></p> <p><i>(c) to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</i></p> <p><i>(d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i></p> <p><i>(e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</i></p> <p><i>(f) to require the advertising of applications to carry out any such development.</i></p>	

Chapter 4 - Remediation of Land

<p><i>1. The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</i></p> <p><i>2. In particular, this Chapter 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—</i></p> <p><i>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</i></p> <p><i>(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</i></p> <p><i>(c) by requiring that a remediation work meet certain standards and notification requirements.</i></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>
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State Environmental Planning Policy (Resources and Energy) 2021.	Assessment/Comment
Chapter 2 – Mining, Petroleum Production and Extractive Industries	

State Environmental Planning Policy (Resources and Energy) 2021.	Assessment/Comment
<p><i>The aims of this Chapter are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries—</i></p> <ul style="list-style-type: none"> <i>(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</i> <i>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</i> <i>(c) to promote the development of significant mineral resources, and</i> <i>(d) 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</i> <i>(e) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development—</i> <ul style="list-style-type: none"> <i>i to recognise the importance of agricultural resources, and</i> <i>ii to ensure protection of strategic agricultural land and water resources, and</i> <i>iii to ensure a balanced use of land by potentially competing industries, and</i> <i>iv to provide for the sustainable growth of mining, petroleum and agricultural industries.</i> 	<p>The Proposal is consistent with the provisions of this SEPP.</p>
Chapter 3 – Extractive Industries in Sydney Area	
<p><i>This Chapter aims—</i></p> <ul style="list-style-type: none"> <i>(a) to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance, and</i> <i>(b) to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 3 or 4, and</i> <i>(c) to ensure consideration is given to the impact of encroaching development on the ability of</i> 	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Resources and Energy) 2021.	Assessment/Comment
<p><i>extractive industries to realise their full potential, and</i></p> <p><i>(d) to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and</i></p> <p><i>(e) to prohibit development for the purpose of extractive industry on the land described in Schedule 5 in the Macdonald, Colo, Hawkesbury and Nepean Rivers, being land which is environmentally sensitive.</i></p> <p><i>This chapter applies to land in former Gosford and former Wyong LGAs.</i></p>	

State Environmental Planning Policy (Transport and Infrastructure) 2021	Assessment/Comment
Chapter 2 – Infrastructure	
<p><i>The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State by—</i></p> <p><i>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i></p> <p><i>(b) providing greater flexibility in the location of infrastructure and service facilities, and</i></p> <p><i>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i></p> <p><i>(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i></p> <p><i>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i></p> <p><i>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i></p> <p><i>(g) providing opportunities for infrastructure to demonstrate good design outcomes.</i></p>	<p>The Proposal is consistent with the provisions of this SEPP.</p>

State Environmental Planning Policy (Transport and Infrastructure) 2021	Assessment/Comment
Chapter 3 – Educational Establishments and Childcare Facilities	
<p><i>The aim of this Chapter is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by—</i></p> <ul style="list-style-type: none"> <i>(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</i> <i>(b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and</i> <i>(c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and</i> <i>(d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and</i> <i>(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i> <i>(f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</i> <i>(g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and</i> <i>(h) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.</i> 	<p>The Proposal is consistent with the provisions of this SEPP</p>

Ministerial Section 9.1 Directions

Planning Systems	Comments
1.1 Implementation of the Minister's Planning Principles	
<ul style="list-style-type: none"> <i>In the preparation of a planning proposal the planning authority must have regard to the Minister's Planning Principles and give consideration to specific planning principles in the Ministers Planning Principles that are relevant to the preparation of the planning proposal.</i> <i>Where there is an inconsistency between a specific planning principle in the Minister's Planning Principles and any other Ministerial Direction under section 9.1 of the Environmental Planning and Assessment Act 1979 the Ministerial Direction should be followed to the extent of that inconsistency.</i> 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
1.2 Implementation of Regional Plans	
<ol style="list-style-type: none"> <i>Planning proposals must be consistent with a Regional Plan released by the Minister for Planning and Public Spaces.</i> 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
1.3 Development of Aboriginal Land Council Land	
<ol style="list-style-type: none"> <i>When preparing a planning proposal to which this direction applies, the planning proposal authority must take into account:</i> <ol style="list-style-type: none"> <i>any applicable development delivery plan made under the chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021; or</i> <i>if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction.</i> 	<p>Not Applicable</p> <p>Land within the Planning Proposal is not shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.</p>
1.4 Approval and Referral Requirements	
<ol style="list-style-type: none"> <i>A planning proposal to which this direction applies must:</i> <ol style="list-style-type: none"> <i>minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</i> <i>not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</i> <ol style="list-style-type: none"> <i>the appropriate Minister or public authority, and</i> 	<p>Applicable</p> <p>The proposal does not seek to include additional approval or referral requirements.</p> <p>The Proposal is consistent with this direction.</p>

Planning Systems	Comments
<ul style="list-style-type: none"> ii. <i>the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and</i> (c) <i>not identify development as designated development unless the relevant planning authority:</i> <ul style="list-style-type: none"> i. <i>can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and</i> ii. <i>has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</i> 	
1.5 Site Specific Provisions	
<ul style="list-style-type: none"> 1. <i>A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</i> <ul style="list-style-type: none"> (a) <i>allow that land use to be carried out in the zone the land is situated on, or</i> (b) <i>rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</i> (c) <i>allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</i> 2. <i>A planning proposal must not contain or refer to drawings that show details of the proposed development.</i> 	<p>Applicable</p> <p>The proposal does not seek to apply specific site-specific provisions through the LEP. Additional site-specific development control plan provisions have been prepared.</p> <p>The Proposal is consistent with this direction.</p>
1.6 Parramatta Road Corridor Urban Transformation Strategy	
<ul style="list-style-type: none"> 1. <i>A planning proposal that applies to land in the nominated local government areas within the Parramatta Road Corridor must:</i> <ul style="list-style-type: none"> (a) <i>give effect to the objectives of this direction,</i> (b) <i>be consistent with the Strategic Actions within the Parramatta Road Corridor Urban Transformation Strategy (November, 2016),</i> 	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Planning Systems	Comments
<p>(c) <i>be consistent with the Parramatta Road Corridor Planning and Design Guidelines (November, 2016) and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant Precinct Guidelines,</i></p> <p>(d) <i>be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016), and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, as applicable,</i></p> <p>(e) <i>contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),</i></p> <p>(f) <i>be consistent with the relevant District Plan.</i></p>	
1.7 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
<p>1. <i>Planning proposals to which this direction applies shall be consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy.</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
1.8 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
<p>1. <i>Planning proposals shall be consistent with the interim Plan published in July 2017.</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
1.9 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
<p>1. <i>A planning proposal is to be consistent with the Interim Land Use and Infrastructure Implementation Plan and Background Analysis, approved by the Minister for Planning and Public Spaces and as published on 5 August 2017 on the website of the Department of Planning, Industry and Environment (Implementation Plan).</i></p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
1.10 Implementation of Glenfield to Macarthur Urban Renewal Corridor	

Planning Systems	Comments
1. <i>A planning proposal is to be consistent with the precinct plans approved by the Minister for Planning and Public Spaces and published on the Department's website on 22 December 2017.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.11 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	
1. <i>A planning proposal is to be consistent with the Western Sydney Aerotropolis Plan approved by the Minister for Planning and Public Spaces and as published on 10 September 2020 on the website of the Department of Planning, Industry and Environment.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.12 Implementation of Bayside West Precincts 2036 Plan	
1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the Bayside West Precincts 2036 Plan, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website in September 2018.</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
1.13 Implementation of Planning Principles for the Cooks Cove Precinct	
1. <i>A planning proposal authority must ensure that a planning proposal is consistent with the following principles:</i> <i>(a) Enable the environmental repair of the site and provide for new recreation opportunities;</i> <i>(b) Not compromise future transport links (such as the South-East Mass Transit link identified in Future Transport 2056 and the Greater Sydney Region Plan) that will include the consideration of the preserved surface infrastructure corridor, noting constraints, including the Cooks River, geology, Sydney Airport and existing infrastructure will likely necessitate consideration of future sub-surface solutions and potential surface support uses;</i> <i>(c) Create a highly liveable community that provides choice for the needs of residents, workers and visitors to Cooks Cove;</i> <i>(d) Ensure best practice design and a high quality amenity with reference to the NSW design policy Better Placed;</i> <i>(e) Deliver an enhanced, attractive, connected and publicly accessible foreshore and public open</i>	Not Applicable This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Planning Systems	Comments
<p>space network and protect and enhance the existing market garden;</p> <p>(f) Safeguard the ongoing operation of Sydney Airport;</p> <p>(g) Enhance walking and cycling connectivity and the use of public transport to encourage and support a healthy and diverse community and help deliver a 30-minute city;</p> <p>(h) Deliver a safe road network that balances movement and place, provides connections to the immediate and surrounding areas, and is cognisant of the traffic conditions in this area; and</p> <p>(i) Enhance the environmental attributes of the site, including protected flora and fauna, riparian areas and wetlands and heritage. The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p>	
1.14 Implementation of St Leonards and Crows Nest 2036 Plan	
<p>1. A planning proposal authority must ensure that a planning proposal is consistent with the St Leonards and Crows Nest 2036 Plan, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website on 29 August 2020.</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>
1.15 Implementation of Greater Macarthur 2040	
<p>1. A planning proposal authority must ensure that a planning proposal is consistent with Greater Macarthur 2040, approved by the Minister for Planning and Public Spaces and as published on 19 November 2018 on the website of the Department of Planning, Industry and Environment.</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>
1.16 Implementation of the Pyrmont Peninsula Place Strategy	
<p>1. A planning proposal authority must ensure that a planning proposal is consistent with the Pyrmont Peninsula Place Strategy, approved by the Minister for Planning and Public Spaces and published on the Department of Planning, Industry and Environment website on 11 December 2020, including that it:</p> <p>(a) gives effect to the objectives of this direction and the Vision (Part 5) of the Pyrmont Peninsula Place Strategy,</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Planning Systems	Comments
<p>(b) is consistent with the 10 directions (Part 6) and Structure Plan (Part 8) in the Pyrmont Peninsula Place Strategy,</p> <p>(c) delivers on envisaged future character for sub-precincts (Part 9), including relevant place priorities in the Pyrmont Peninsula Place Strategy, and</p> <p>(d) supports the delivery of the Big Moves (Part 7) in the Pyrmont Peninsula Place Strategy.</p>	
1.17 North West Rail Link Corridor Strategy	
<p>1. A planning proposal that applies to land located within the NWRL Corridor must:</p> <p>(a) give effect to the objectives of this direction</p> <p>(b) be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts</p> <p>(c) promote the principles of transit-oriented development (TOD) of the NWRL Corridor Strategy.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Design & Place	Comments
2.1	

Biodiversity & Conservation	Comments
3.1 Conservation Zones	
<p>1. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>2. A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.3 (2) of "Rural Lands".</p>	<p>Applicable</p>
3.2 Heritage Conservation	

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

Biodiversity & Conservation	Comments								
<p>(a) ensure that the proposal is consistent with chapter 9 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and</p> <p>(b) give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by the Sydney Catchment Authority, and</p> <p>(c) zone land within the Special Areas owned or under the care control and management of Sydney Catchment Authority generally in accordance with the following:</p> <table border="1"> <thead> <tr> <th data-bbox="225 689 539 723">Land</th><th data-bbox="547 689 866 831">Zone under Standard Instrument (Local Environmental Plans) Order 2006</th></tr> </thead> <tbody> <tr> <td data-bbox="225 857 539 958">Land reserved under the National Parks and Wildlife Act 1974</td><td data-bbox="547 857 866 925">C1 National Parks and Nature Reserves</td></tr> <tr> <td data-bbox="225 992 539 1193">Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level</td><td data-bbox="547 992 866 1059">C2 Environmental Conservation</td></tr> <tr> <td data-bbox="225 1227 539 1429">Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.</td><td data-bbox="547 1227 866 1361">SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)</td></tr> </tbody> </table> <p>and</p> <p>(d) consult with the Sydney Catchment Authority, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (1) of this direction, and</p> <p>(e) include a copy of any information received from the Sydney Catchment Authority as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP&A Act.</p>	Land	Zone under Standard Instrument (Local Environmental Plans) Order 2006	Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves	Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation	Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)	
Land	Zone under Standard Instrument (Local Environmental Plans) Order 2006								
Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves								
Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation								
Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)								
3.4 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs									
1. A planning proposal that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or an overlay and associated clause	<p>Not Applicable</p> <p>This Direction does not apply to the Central</p>								

Biodiversity & Conservation	Comments
<p><i>must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Councils C Zone Review Final Recommendations.</i></p>	<p>Coast LGA or former Wyong or Gosford LGAs.</p>
3.5 Recreational Vehicle Areas	
<p>1. <i>A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983):</i></p> <ul style="list-style-type: none"> <i>(a) where the land is within a conservation zone,</i> <i>(b) where the land comprises a beach or a dune adjacent to or adjoining a beach,</i> <i>(c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration:</i> <ul style="list-style-type: none"> <i>i. the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and</i> <i>ii. the provisions of the guidelines entitled Recreation Vehicles Act 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985. Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles.</i> 	<p>Applicable</p> <p>The proposal does not seek land to be developed for the purpose of a recreation vehicle area.</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
4.1 Flooding	
<p>1. <i>A planning proposal must include provisions that give effect to and are consistent with:</i></p> <ul style="list-style-type: none"> <i>(a) the NSW Flood Prone Land Policy,</i> <i>(b) the principles of the Floodplain Development Manual 2005,</i> <i>(c) the Considering flooding in land use planning guideline 2021, and</i> <i>(d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development</i> 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
<p><i>Manual 2005 and adopted by the relevant council.</i></p> <ol style="list-style-type: none"> 2. <i>A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.</i> 3. <i>A planning proposal must not contain provisions that apply to the flood planning area which:</i> <ol style="list-style-type: none"> (a) <i>permit development in floodway areas,</i> (b) <i>permit development that will result in significant flood impacts to other properties,</i> (c) <i>permit development for the purposes of residential accommodation in high hazard areas,</i> (d) <i>permit a significant increase in the development and/or dwelling density of that land,</i> (e) <i>permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</i> (f) <i>permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</i> (g) <i>are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</i> (h) <i>permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</i> 4. <i>A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</i> <ol style="list-style-type: none"> (a) <i>permit development in floodway areas,</i> (b) <i>permit development that will result in significant flood impacts to other properties,</i> (c) <i>permit a significant increase in the dwelling density of that land,</i> 	

Resilience & Hazards	Comments
<p>(d) <i>permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</i></p> <p>(e) <i>are likely to affect the safe occupation of and efficient evacuation of the lot, or</i></p> <p>(f) <i>are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</i></p> <p>5. <i>For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</i></p>	
4.2 Coastal Management	
<p>1. <i>A planning proposal must include provisions that give effect to and are consistent with:</i></p> <p>(a) <i>the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas;</i></p> <p>(b) <i>the NSW Coastal Management Manual and associated Toolkit;</i></p> <p>(c) <i>NSW Coastal Design Guidelines 2003; and</i></p> <p>(d) <i>any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</i></p> <p>2. <i>A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:</i></p> <p>(a) <i>within a coastal vulnerability area identified by the State Environmental Planning Policy (Coastal Management) 2018; or</i></p> <p>(b) <i>that has been identified as land affected by a current or future coastal hazard in a local</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
<p><i>environmental plan or development control plan, or a study or assessment undertaken:</i></p> <ul style="list-style-type: none"> <i>i. by or on behalf of the relevant planning authority and the planning proposal authority, or</i> <i>ii. by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</i> <p>3. <i>A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 3 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.</i></p> <p>4. <i>A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under the State Environmental Planning Policy (Coastal Management) 2018:</i></p> <ul style="list-style-type: none"> <i>(a) Coastal wetlands and littoral rainforests area map;</i> <i>(b) Coastal vulnerability area map;</i> <i>(c) Coastal environment area map; and</i> <i>(d) Coastal use area map.</i> <p><i>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.</i></p>	
4.3 Planning for Bushfire Protection	
<p>1. <i>In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</i></p> <p>2. <i>A planning proposal must:</i></p> <ul style="list-style-type: none"> <i>(a) have regard to Planning for Bushfire Protection 2019,</i> 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

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

Resilience & Hazards	Comments
<p>(a) <i>the planning proposal authority has considered whether the land is contaminated, and</i></p> <p>(b) <i>if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</i></p> <p>(c) <i>if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose.</i></p> <p><i>In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</i></p> <p>2. <i>Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines. 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.</i></p>	
4.5 Acid Sulfate Soils	
<p>1. <i>The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</i></p> <p>2. <i>When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</i></p> <p>(a) <i>the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or</i></p> <p>(b) <i>other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</i></p>	<p>Applicable</p> <p>The subject site is Class 5 acid sulfate soils (located within 500m of a Class 1 and 2 acid sulfate soil).</p> <p>As far as potential for ASS is concerned any related impact can be dealt with at the DA stage.</p> <p>The Proposal is consistent with this direction.</p>

Resilience & Hazards	Comments
<p>3. <i>A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</i></p> <p>4. <i>Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).</i></p>	
4.6 Mine Subsidence & Unstable Land	
<p>1. <i>When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must:</i></p> <p>(a) <i>consult Subsidence Advisory NSW to ascertain:</i></p> <ul style="list-style-type: none"> i. <i>if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and</i> ii. <i>the scale, density and type of development that is appropriate for the potential level of subsidence, and</i> <p>(b) <i>Incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and</i></p> <p>(c) <i>include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act.</i></p> <p>2. <i>A planning proposal must not permit development on land.</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Transport & Infrastructure	Comments
5.1 Integrating Land Use & Transport	
<p>1. <i>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</i></p> <p>(a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i></p> <p>(b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
5.2 Reserving Land for Public Purposes	
<p>1. <i>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).</i></p> <p>2. <i>When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</i></p> <p>(a) <i>reserve the land in accordance with the request, and</i></p> <p>(b) <i>include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</i></p> <p>(c) <i>identify the relevant acquiring authority for the land.</i></p> <p>3. <i>When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</i></p> <p>(a) <i>include the requested provisions, or</i></p> <p>(b) <i>take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</i></p> <p>4. <i>When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority</i></p>	<p>Applicable</p> <p>The subject site is not identified for acquisition for public purposes.</p> <p>The Proposal is consistent with this direction.</p>

Transport & Infrastructure	Comments
<p><i>for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</i></p>	
5.3 Development Near Regulated Airports and Defence Airfields	
<ol style="list-style-type: none"> 1. <i>In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must:</i> <ol style="list-style-type: none"> (a) <i>consult with the lessee/operator of that airport;</i> (b) <i>take into consideration the operational airspace and any advice from the lessee/operator of that airport;</i> (c) <i>for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</i> (d) <i>not allow development types that are incompatible with the current and future operation of that airport.</i> 2. <i>In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</i> <ol style="list-style-type: none"> (a) <i>consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</i> (b) <i>for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</i> (c) <i>not allow development types that are incompatible with the current and future operation of that airport.</i> (d) <i>obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</i> 3. <i>In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</i> <ol style="list-style-type: none"> (a) <i>consult with the Department of Defence if:</i> <ol style="list-style-type: none"> i. <i>the planning proposal seeks to exceed the height provisions contained in the Defence</i> 	<p>Not Applicable</p> <p>The site is not located in the vicinity of a licensed aerodrome.</p>

Transport & Infrastructure	Comments
<p><i>Regulations 2016 – Defence Aviation Areas for that airfield; or</i></p> <p>ii. <i>no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield.</i></p> <p>(b) <i>for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</i></p> <p>(c) <i>not allow development types that are incompatible with the current and future operation of that airfield.</i></p> <p>4. <i>A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic-Aircraft Noise Intrusion – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:</i></p> <p>(a) <i>for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or</i></p> <p>(b) <i>for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</i></p> <p>(c) <i>for commercial or industrial purposes where the ANEF is above 30.</i></p> <p>5. <i>A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.</i></p>	
5.4 Shooting Ranges	
<p>1. <i>A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of:</i></p> <p>(a) <i>permitting more intensive land uses than those which are permitted under the existing zone; or</i></p> <p>(b) <i>permitting land uses that are incompatible with the noise emitted by the existing shooting range.</i></p>	<p>Not Applicable</p> <p>The proposal is not located in the vicinity of a shooting range.</p>

Housing	Comments
6.1 Residential Zones	
<p>1. <i>A planning proposal must include provisions that encourage the provision of housing that will:</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

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

Housing	Comments
<i>Community Land Development Act 1989 be permissible with consent..</i>	

Industry & Employment	Comments
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7.1 Business & Industrial Zones

<p>1. A planning proposal must:</p> <ul style="list-style-type: none"> (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary. 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
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7.2 Reduction in non-hosted short-term rental accommodation period

<p>1. The council must include provisions which give effect to the following principles in a planning proposal to which this direction applies:</p> <ul style="list-style-type: none"> (a) non-hosted short term rental accommodation periods must not be reduced to be less than 90 days (b) the reasons for changing the non-hosted short-term rental accommodation period should be clearly articulated (c) there should be a sound evidence base for the proposed change, including evidence of the availability of short-term rental accommodation in the area (or parts of the area) in the 12 months preceding the proposal, relative to the amount of housing in the area, and trend data on the availability of short-term rental accommodation over the past 5 years. (d) the impact of reducing the non-hosted short-term rental accommodation period should be analysed and explained, including social and economic impacts for the community in general, and impacted property owners specifically. 	<p>Not Applicable</p> <p>Applies to Byron Shire Council. This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.</p>
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7.3 Commercial and Retail Development along the Pacific Highway, North Coast

Industry & Employment	Comments
<p>1. A planning proposal that applies to land located on "within town" segments of the Pacific Highway must provide that:</p> <ul style="list-style-type: none"> (a) new commercial or retail development must be concentrated within distinct centres rather than spread along the highway; (b) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway; and (c) for the purposes of this paragraph, "within town" means areas which, prior to the draft local environmental plan, have an urban zone (e.g.: "village", "residential", "tourist", "commercial", "industrial", etc) and where the Pacific Highway speed limit is less than 80km/hour. <p>2. A planning proposal that applies to land located on "out-of-town" segments of the Pacific Highway must provide that:</p> <ul style="list-style-type: none"> (a) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this direction; (b) development with frontage to the Pacific Highway must consider the impact the development has on the safety and efficiency of the highway; and (c) for the purposes of this paragraph, "out-of-town" means areas which, prior to the draft local environmental plan, do not have an urban zone (e.g.: "village", "residential", "tourist", "commercial", "industrial", etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater. <p>3. Notwithstanding the requirements of paragraphs (1) and (2), the establishment of highway service centres may be permitted at the localities listed in Table 1, provided that Roads and Maritime Services is satisfied that the highway service centre(s) can be safely and efficiently integrated into the Highway interchange(s) at those localities. For the purposes of this paragraph, a highway service centre has the same meaning as is contained in the Standard Instrument (Local Environmental Plans) Order 2006.</p>	<p>Not Applicable</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Industry & Employment	Comments																				
<p>Table 1: Highway service centres that can proceed</p> <table> <tr> <th>Town</th><th>Locality</th></tr> <tr> <td>Chinderah</td><td>Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)</td></tr> <tr> <td>Ballina</td><td>Teven Road interchange</td></tr> <tr> <td>Maclean</td><td>Southern interchange</td></tr> <tr> <td>Woolgoolga</td><td>Northern interchange at Arrawarra</td></tr> <tr> <td>Nambucca Heads</td><td>Nambucca Heads interchange</td></tr> <tr> <td>Kempsey</td><td>South Kempsey interchange</td></tr> <tr> <td>Port Macquarie</td><td>Oxley Highway interchange (both sides of the Pacific Highway)</td></tr> <tr> <td>Taree</td><td>Old Bar Road interchange</td></tr> <tr> <td>Tomago</td><td>In the vicinity of Tomago Road / South Heatherbrae</td></tr> </table>	Town	Locality	Chinderah	Chinderah Bay Road interchange (southbound) Western side of highway at Tweed Valley Way interchange (northbound)	Ballina	Teven Road interchange	Maclean	Southern interchange	Woolgoolga	Northern interchange at Arrawarra	Nambucca Heads	Nambucca Heads interchange	Kempsey	South Kempsey interchange	Port Macquarie	Oxley Highway interchange (both sides of the Pacific Highway)	Taree	Old Bar Road interchange	Tomago	In the vicinity of Tomago Road / South Heatherbrae	
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Resources & Energy	Comments
8.1 Mining, Petroleum Production and Extractive Industries	
<p>1. <i>In the preparation of a planning proposal affected by this direction, the relevant planning authority must:</i></p> <p>(a) <i>consult the Secretary of the Department of Primary Industries (DPI) to identify any:</i></p> <ul style="list-style-type: none"> i. <i>resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and</i> ii. <i>existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and</i> <p>(b) <i>seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and</i></p> <p>(c) <i>identify and take into consideration issues likely to lead to land use conflict between other land uses and:</i></p> <ul style="list-style-type: none"> i. <i>development of resources identified under (1)(a)(i), or</i> ii. <i>existing development identified under (1)(a)(ii).</i> <p>2. <i>Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must:</i></p> <p>(a) <i>provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</i></p> <p>(b) <i>allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</i></p> <p>(c) <i>include a copy of any objection and supporting information received from the Secretary of DPI with</i></p>	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

Resources & Energy	Comments
<i>the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act.</i>	

Primary Production	Comments
9.1 Rural Zones	
<p>1. A planning proposal must:</p> <ul style="list-style-type: none"> (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>
9.2 Rural Lands	
<p>1. A planning proposal must:</p> <ul style="list-style-type: none"> (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement (b) consider the significance of agriculture and primary production to the State and rural communities (c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources (d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions (e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities (f) support farmers in exercising their right to farm (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use (h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land 	<p>Applicable</p> <p>The Proposal is consistent with this direction.</p>

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

Primary Production	Comments
<p>2. Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must:</p> <ul style="list-style-type: none"> (a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act. 	
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	
<p>1. A planning proposal must not:</p> <ul style="list-style-type: none"> (a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes. (b) rezone land identified as "Regionally Significant Farmland" for urban or rural residential purposes. (c) rezone land identified as "significant non-contiguous farmland" for urban or rural residential purposes. 	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Gosford City Centre Urban Design Framework Assessment

Objective/Requirement	Comment
All	All Proposal is not contrary to the provisions of the Gosford City Centre Urban Design Framework

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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	Nil
	A2 Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life	Nil
	A3 Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people	Nil
	A4 Enhance community safety within neighbourhoods, public spaces and places	The Proposal potentially facilitates greater street activity in the locality.
CREATIVITY, CONNECTION AND LOCAL IDENTITY		
	B1 Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures	Nil
	B2 Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year	Nil
	B3 Foster creative and performing arts through theatres, galleries and creative spaces, by integrating art and performance into public life	
	B4 Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors	Nil
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	Consistent
	C2 Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for businesses, local residents, visitors and tourists	Consistent. The Proposal aims to encourage revitalisation by facilitating the repurposing or redevelopment of the Site .
	C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents	Consistent. The Proposal aims to encourage by economic growth by facilitating the repurposing or redevelopment of the Site .
	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	Nil
A PLACE OF OPPORTUNITY FOR PEOPLE		
	D1 Foster innovation and partnerships to develop local entrepreneurs and support start-ups	Nil
	D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises	Nil

Objective/Requirement		Comment
	D3 Invest in broadening local education and learning pathways linking industry with Universities, TAFE and other training providers	Nil
	D4 Support businesses and local leaders to mentor young people in skills development through traineeships, apprenticeships and volunteering	Nil
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	Nil
	E2 Improve water quality for beaches, lakes and waterways including minimising pollutants and preventing litter entering our waterways	Nil
	E3 Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours	Nil
	E4 Incorporate renewable energy and energy efficiency in future design and planning and ensure responsible use of water and other resources	Nil
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	Nil
	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)	Nil
	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	Nil
	F4 Address climate change and its impacts through collaborative strategic planning and responsible land management and consider targets and actions	Nil
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	Nil
	G2 Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect	The Proposal will follow a process consistent with statutory requirements and Council communication and engagement policies and practice.
	G3 Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions	The Proposal will follow a community participation process consistent with statutory requirements and Council communication and engagement policies and practice.

Objective/Requirement		Comment
	G4 Serve the community by providing great customer experience, value for money and quality services	Nil
DELIVERING ESSENTIAL INFRASTRUCTURE		
	H1 Solve road and drainage problem areas and partner with the State Government to improve road conditions across the region	Nil
	H2 Improve pedestrian movement safety, speed and vehicle congestion around schools, town centres, neighbourhoods, and community facilities	Nil
	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	Nil
	H4 Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water	Nil
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	Nil
	I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport	Nil
	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	Nil
	I4 Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing	Nil
LIVABLE		
RELIABLE PUBLIC TRANSPORT AND CONNECTIONS		
	J1 Create adequate, reliable and accessible train services and facilities to accommodate current and future passengers	Nil
	J2 Address commuter parking, drop-off zones, access and movement around transport hubs to support and increase use of public transport	Nil
	J3 Improve bus and ferry frequency and ensure networks link with train services to minimise journey times	Nil
	J4 Design long-term, innovative and sustainable transport management options for population growth and expansion	Nil
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	Nil
	K2 Design and deliver pathways, walking trails and other pedestrian movement infrastructure to maximise access,	Nil

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	Nil
	K4 Repair and maintain wharves, jetties, boat ramps and ocean baths to increase ease of access to and enjoyment of natural waterways and foreshores	Nil
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	Nil
	L2 Invest in health care solutions including infrastructure, services and preventative programs to keep people well for longer	Nil
	L3 Cultivate a love of learning and knowledge by providing facilities to support lifelong learning opportunities	Nil
	L4 Provide equitable, affordable, flexible and co-located community facilities based on community needs	Nil

Statement of Council's Interest – Requirements of LEPs and Council Land*

Statement of Council's Interest	
What is the nature of Council's interest in the land?	Council owns the land. The land is classified as community land.
How and when did Council first acquire an interest in the land?	Council acquired the land in 2019 by agreement, pursuant to the Land Acquisition (Just Terms Compensation) Act.
Purpose of the draft Local Environmental Plan (Planning Proposal)	
Why is the draft Local Environmental Plan (LEP) (Planning Proposal) being prepared?	Council resolved on 30 November 2020 to reclassify the land from community to operational land. This is being done in order to facilitate the sale of the land. The reclassification of community land can only occur through a Local Environmental Plan.
How will the draft plan affect planning controls?	No.
What promoted the preparation of the draft LEP (Planning Proposal)?	A Council review of assets. This review identified a number of land parcels that were surplus to Council's current needs.
Anticipated Development	
What actual physical or operational changes will be the result of the draft LEP (Planning Proposal)?	Nil.
Is the draft LEP (Planning Proposal) being prepared to permit a particular proposal?	No.
Financial Implications	
Is a financial gain or loss expected as a result of the draft LEP (Planning Proposal)	<p>The financial outcome is dependent on the price achieved from the eventual sale of the land. It is considered that Council is may receive a financial gain from the sale.</p> <p>Council resolved sell the land for not less than market value as determined by an independent valuer. Further, Section 71A of the Land Acquisition (Just Terms Compensation) Act 1991 require Council to offer the previous owner the first right of refusal to purchase the land at market value.</p>

02

Land Use Provisions

No change to permissible uses, zoning, planning controls or development standards is proposed.

In order to reclassify the subject land, Schedule 4 Part 1 (Classification and Reclassification of public land) is proposed to be amended as follows:

Column 1	Column 2
Locality	Description
73-75 Mann Street, Gosford	Lot B DP 321076 & Lot 2 DP 543135

03

Agency Responses

Because of the nature of the Proposal- reclassification of community land to operational land- it is considered no agency consultation is necessary. No change to permissible uses, zoning, planning controls or development standards is proposed.

04

Mapping



05

Studies

No studies have been undertaken in relation to the Proposal, nor are any considered necessary.

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