

# Strategic Assessment

Lot 1 DP 261507 Debenham Rd North, Somersby (PP 99/2017)

Central Coast Regional Plan		
Direction	Applicable	Assessment/Comment
1. Grow Gosford City Centre as the region's capital	N/A	Not located within the region's capital.
2. Focus economic development in the Southern and Northern Growth Corridors	Yes	<p>The proposal is consistent with this Direction.</p> <p>The proposal seeks to provide a small amount of additional employment lands immediately across the road from the Somersby Business Park (SBP).</p> <p>SBP is the gateway to the Southern Growth Corridor. The 'Somersby to Erina Corridor Strategy' was adopted by Council to implement the Southern Growth Corridor. Direction 6 of the corridor strategy aims to <i>'ensure the long-term success of Somersby Employment Area'</i>. One action to implement is to prepare an Employment Lands Strategy, which is underway.</p>
3. Support priority economic sectors	Yes	<p>The proposal is consistent with this Direction.</p> <p>The proposal seeks to provide additional employment lands adjacent to the SBP. The SBP is the gateway to the Southern Growth Corridor, as per Council's adopted 'Somersby to Erina Corridor Strategy'.</p>
4. Strengthen inter-regional and intra-regional connections for business	Yes	<p>The proposal is consistent with this Direction.</p> <p>The proposal seeks to add to the provision of suitably located employment lands utilising existing road infrastructure and services.</p>
5. Support new and expanded industrial activity	Yes	<p>The proposal is consistent with this Direction.</p> <p>The proposal seeks to provide additional employment lands adjacent to the SBP. SBP is the gateway to the Southern Growth Corridor, i.e. 'Somersby to Erina Corridor Strategy'.</p>
6. Strengthen the economic self-determination of	N/A	<p>Not Applicable.</p> <p>The land proposal is not land owned by the DLALC.</p>

Central Coast Regional Plan		
Direction	Applicable	Assessment/Comment
Aboriginal communities		
7. Increase job containment in the region	Yes	The subject proposal is consistent with this Direction.  See responses 2, 3 & 5 above.
8. Recognise the cultural landscape of the Central Coast	Yes	The proposal is consistent with this Direction.  The subject proposal does not detract from the cultural landscape of the Central Coast.  The lower lands on the subject site will be used for employment uses, which is compatible with the lands across the road within the SBP, whilst the higher lands will be zoned to E2 Environmental Conservation (with no dwelling right) and must be commonly owned with IN1 zoned land.  A post Gateway study will be required of the applicant regarding Aboriginal cultural heritage assessment.
9. Protect and enhance productive agricultural land	N/A	The proposal is consistent with this Direction.  The subject site is not located on prime agricultural lands mapped under the deemed State Environmental Planning Policy (SEPP) Sydney Regional Environmental Plan (SREP) No. 8, nor identified as Biophysical Strategic Agricultural Land (BSAL).
10. Secure the productivity and capacity of resource lands	N/A	The proposal is consistent with this Direction.  The subject land is within an area to which SREP No: 8 applies, however the land is not mapped as being 'prime agricultural land', nor as a 'preferred location of extractive industry'.  The land is also subject to the deemed SEPP, SREP No: 9, however there are no direct effects on the subject land, and it is not mapped.  The 2014 NSW Government audit of mineral resources did not address the land.  SEPP (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries with consent wherever a Local Environmental Plan (LEP) permits agriculture or industry. Industry is a permissible use in the proposed zone IN1 zone. The E2 Environmental Conservation zoned land must be commonly

Central Coast Regional Plan		
Direction	Applicable	Assessment/Comment
		owned with IN1 zoned land and will have no dwelling right.
11. Sustain and balance productive landscapes west of the M1	Yes	The proposal is consistent with this Direction. The site is not located on resource lands per SREP Nos. 8 and 9 mapping.
12. Protect and manage environmental values	Yes	<p>The submitted ecological report identifies that the general locality contains suitable habitat for over 20 threatened species. A check of mapping held by Council shows no Aboriginal cultural heritage sites on the land, however, as some exist in the locality post Gateway the applicant will be required to prepare an Aboriginal Cultural Heritage Assessment.</p> <p>The area has high biodiversity values, ecological connectivity and Aboriginal cultural heritage values.</p> <p>The proposal seeks to zone the higher land to E2 Environment Conservation and to deny a dwelling right with the aim to retain habitat for a wildlife corridor and minimise potential future environmental impacts, which is supported. The remainder of the site presents some potential issues including:</p> <ol style="list-style-type: none"> <li>1. The introduction of the <i>Biodiversity Conservation (BC) Act 2016</i> introduced the concept of Serious and Irreversible Impact (SAIL) for species that meet one of four criteria outlined in s6.7 of the Biodiversity Conservation Regulation 2017.</li> <li>2. S.7.1.6.2 of the BC Act 2016 requires that a consent authority must not grant development consent to a proposal that may present SAILs for their survival for particular species and/or their habitat.</li> <li>3. Somersby Mintbush and Hibbertia procumbens both have the potential of occurring on the site and possibly meet the criteria for SAIL.</li> </ol> <p>A comprehensive flora and fauna survey is required to be carried out post-Gateway by the applicant for to ensure that these matters are addressed prior to any rezoning of the land and an Aboriginal cultural heritage assessment regarding the proposal.</p>
13. Sustain water quality and security	Yes	The proposal is consistent with this Direction. The subject site is not located within the Drinking

Central Coast Regional Plan		
Direction	Applicable	Assessment/Comment
		Water Catchment.
14. Protect the coast and manage natural hazards and climate change	Yes	<p>The proposal is consistent with this Direction.</p> <p>The proposal is not affected by coastal hazards.</p> <p>The site comprises category 1 bushfire prone vegetation. Future development of the site will be required to include relevant measures to ensure the security of land improvements, such as Asset Protection Zones (APZs).</p> <p>A bushfire assessment will be required to be carried out post-Gateway by the applicant.</p>
15. Create a well-planned, compact settlement pattern	Yes	<p>The subject proposal is consistent with this Direction.</p> <p>The proposal will deliver additional employment lands adjacent to the SBP.</p>
16. Grow investment opportunities in the region's centres	N/A	The subject proposal is not within a centre.
17. Align land use and infrastructure planning	Yes	<p>The subject proposal is consistent with this Direction.</p> <p>The proposal will complete the employment lands in this part of SBP and will utilise existing services and infrastructure.</p>
18. Create places that are inclusive, well-designed and offer attractive lifestyles	Yes	<p>The subject proposal is consistent with this Direction.</p> <p>The proposal will complete the employment lands in this part of SBP.</p>
19. Accelerate housing supply and improve housing choice	N/A	The proposal does not relate to housing supply.
20. Grow housing choice in and around local centres	N/A	The proposal does not relate to housing supply or a centre.
21. Provide housing choice to meet community needs	N/A	The proposal does not relate to housing supply.
22. Deliver housing in new release areas that are best suited to building	N/A	The proposal does not relate to housing supply.



Central Coast Regional Plan		
Direction	Applicable	Assessment/Comment
new communities		
23. Manage rural lifestyles	N/A	The proposal does not relate to rural living.

State Environmental Planning Policies (SEPPs)	
SEPP	CONSISTENCY
<b>SEPP (Koala Habitat Protection) 2019</b>	
<p><b>Aim of Policy</b></p> <p>This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline</p>	<p>Applicable &amp; Consistent.</p> <p>The applicant's submitted 'Ecological Issues and Assessment Report' stated that <i>"It is noted, however, that no Koalas have been recorded on or are known from the Debenham Parklands site or nearby lands; and none have been recorded in recent times in the SIP. There is no "resident population of koalas" at this location;</i></p>
<b>SEPP 55 – Remediation of Land</b>	
<p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and</p> <p>(c) development applications for consent to carry out a remediation work in particular, and</p> <p>(d) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>Applicable &amp; Consistent.</p> <p>The Applicant's planning report states that a search of the Environmental Protection Authority's (EPAs) Contaminated Land Records reveals no entries, notices, actions or management proposals issued under the Contaminated lands Act for the subject land.</p> <p>Post Gateway a <i>Stage 1 contaminated lands assessment</i> should be carried out to determine compliance with Ministerial Direction 2.6 Remediation of Contaminated Land and SEPP No 55, given existing greenhouses and past extractive industry onsite.</p>
<b>SEPP (Coastal Management) 2018</b>	
<p>The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with objects of the 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 and decision-making in the coastal</p>	<p>Not Applicable.</p> <p>The subject land is not within the areas affected by this SEPP.</p>

State Environmental Planning Policies (SEPPs)	
SEPP	CONSISTENCY
zone, and mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.	
SEPP (Mining, Petroleum & Extractive Industries) 2007	
<p>Aims:</p> <ul style="list-style-type: none"> <li>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</li> <li>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</li> <li>(b1) to promote the development of significant mineral resources, and</li> <li>(c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</li> <li>(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: <ul style="list-style-type: none"> <li>(i) to recognise the importance of agricultural resources, and</li> <li>(ii) to ensure protection of strategic agricultural land and water resources, and</li> <li>(iii) to ensure a balanced use of land by potentially competing industries, and</li> <li>(iv) to provide for the sustainable growth for mining, petroleum and agricultural industries.</li> </ul> </li> </ul>	<p>Applicable &amp; Consistent.</p> <p>SEPP State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries with consent wherever an LEP permits agriculture or industry.</p> <p>Industry is a permissible use in the proposed zone IN1 zone and the E2 Environmental Conservation zoned land must be commonly owned with IN1 zoned land and will have no dwelling right.</p>

State Environmental Planning Policies (SEPPs)	
SEPP	CONSISTENCY
<b>SEPP (Vegetation in Non-Rural Areas) 2017</b>	
<p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> <li>(a) to establish the process for assessing and identifying sites as urban renewal precincts,</li> <li>(b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</li> <li>(c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.</li> </ul>	Not applicable.
<b>SEPP (Aboriginal Land) 2019</b>	
<p>Aims:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</li> </ul>	<p>Not applicable.</p> <p>The land is not identified in the mapping supporting this SEPP.</p>
<b>SEPP (Primary Production and Rural Development) 2019</b>	
<p>Aims</p> <ul style="list-style-type: none"> <li>(a) to facilitate the orderly economic use and development of lands for primary production,</li> <li>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</li> <li>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</li> <li>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and</li> </ul>	<p>Not applicable.</p> <p>SREP 8 applies across the plateau and extends south to include rural lands around Somersby Business Park, including the subject lands. The subject land is not mapped as prime agricultural land, nor as a preferred location for extractive industries under SREP No 8.</p>

State Environmental Planning Policies (SEPPs)	
SEPP	CONSISTENCY
<p>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>	
SEPP Infrastructure	
<p>The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.</p>	<p>Applicable &amp; Consistent.</p> <p>The land proposed to be rezoned to IN1 can be provided with water and sewer services and the local road network has capacity for potential development. The small amount of proposed IN1 that cannot be serviced is still suitable for industrial uses and can be used for storage, parking or the like.</p>

Deemed State Environmental Planning Policies – Assessment	
Deemed SEPP	Consistency
Sydney Region Environmental Plan No. 8 Central Coast Plateau Areas	Comment
<p>The relevant aims of the deemed SEPP are:</p> <ul style="list-style-type: none"> <li>- to provide a basis for evaluating competing land uses</li> <li>- to direct development for non-agricultural purposes to land of lesser agricultural capability and</li> <li>• to encourage the preparation of draft LEPs based on merits</li> </ul> <p>2 - Aims, objectives etc</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>Consistent.</p> <p>SREP 8 applies across the plateau and extends south to include rural lands around Somersby Business Park, including the subject lands.</p> <p>The subject land is not mapped as prime agricultural land, nor as a preferred location for extractive industries.</p> <p>The submitted ecological report identifies that the general locality contains suitable habitat for over 20 threatened species. A check of mapping held by Council shows no Aboriginal cultural heritage sites on the land, however, as some exist in the locality post Gateway the applicant will be required to prepare an Aboriginal Cultural Heritage Assessment.</p> <p>The area has high biodiversity values, ecological connectivity and Aboriginal cultural heritage values.</p> <p>The proposal seeking to zone the higher land not required for industrial purposes to E2 Environment Conservation and to deny a dwelling right with the aim to minimise potential future environmental impacts is supported. The remainder of the site in particular presents some potential issues including:</p> <ol style="list-style-type: none"> <li>1 The introduction of the Biodiversity Conservation Act 2016 introduced the concept of Serious and Irreversible Impact (SAIL) for species that meet one of four criteria outlined in s6.7 of the Biodiversity Conservation Regulation 2017.</li> <li>2 S7.1.6.2 of the BC Act requires that a consent authority must not grant development consent to a proposal that may present SAILs for their survival for particular species and/or their habitat.</li> <li>2 Somersby Mintbush and Hibbertia procumbens both have the potential of</li> </ol>

Deemed State Environmental Planning Policies – Assessment	
Deemed SEPP	Consistency
<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>(d) to protect regionally significant mining resources and extractive materials from sterilization,</p> <p>(e) to enable development for the purposes of extractive industries in specified locations,</p> <p>(g) to protect the natural ecosystems of the region, and</p> <p>(h) to maintain opportunities for wildlife movement across the region, and</p>	<p>occurring on the site and possibly meet the criteria for SAIL.</p> <p>A comprehensive flora and fauna survey is required to be carried out by the applicant post-Gateway to ensure that these matters are addressed prior to any rezoning of the land and an Aboriginal cultural heritage assessment regarding the proposal.</p> <p>Consistent.</p> <p>The subject land is not identified as "prime agricultural land"</p> <p>Consistent.</p> <p>None of the subject land is identified as the preferred location for extractive industries (SREP No 8), nor mapped or identified under SREP No. 9.</p> <p>None of the subject land is identified in the transitional area as being in proximity to the Acacia Road quarry under the State Government 2014 Mineral Resources Audit.</p> <p>SEPP State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries with consent wherever an LEP permits agriculture or industry. Industry is a permissible use in the proposed zone IN1 zone, and the E2 Environmental Conservation zoned land must be commonly owned with IN1 zoned land and will have no dwelling right.</p> <p>See 2(d) above.</p> <p>See 2(a) above.</p> <p>Action 12.2 of the Central Coast Regional Plan (CCRP) is to '<i>Identify and strengthen biodiversity corridors as places for priority biodiversity offsets</i>'. CCRP mapping identifies a corridor running east of the M1, which does not affect the subject land.</p> <p>Council has prepared mapping of biodiversity wildlife corridors within the LGA. The model used by the consultants aims to connect 'core habitat' areas based upon 2015 aerial photography and uses Council's adopted Bell vegetation mapping.</p>

## Deemed State Environmental Planning Policies – Assessment

Deemed SEPP	Consistency
<p>(i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</p> <p>(j) to encourage the preparation of draft local environmental plans based on merits.</p>	<p>The corridor map model aims to connect the core habitat located further to the north (i.e. north of the adjacent rural-residential living lot) with core habitat on the eastern side of the M1 and hence identifies the subject land as a wildlife corridor. The subject site does not connect directly to any core habitat areas. Post gateway the applicant will be required to carry out an investigation into the designation and feasibility of the site as a potential wildlife corridor.</p> <p>The proposed rezoning would result in clearing of the front part (about 1.5 ha) of the site for industrial uses. The remainder of the site (about 0.7 ha) is to be zoned to E2 Environmental Conservation with no dwelling right and will be held in common ownership with IN1 zoned land, together with ongoing conservation management requirements.</p> <p>The State Government's Biodiversity Values Map and Threshold Tool is a test used to determine when it is necessary to engage an accredited assessor to apply the Biodiversity Assessment Method (BAM) to assess the impacts of a proposal. The subject land is unaffected by this mapping.</p> <p>Additional detailed investigations are proposed post-Gateway regarding bushfire, environmental, wildlife corridor, contaminated lands, geotechnical capability, biodiversity issues and Aboriginal cultural heritage assessment and will be required to be undertaken by the applicant.</p> <p>Consistent.</p> <p>The proposal does involve rezoning any land to permit rural residential development.</p> <p>Consistent.</p> <p>There is a strategic basis to support the small amount (approx. 1.5 ha) of additional employment lands proposed in this location as it will complete the last potentially suitable industrial land in this location adjacent to the SBP.</p> <p>The land lies adjacent to the M1 and contains some steep lands in the east which are unsuitable for industrial uses. These are not proposed to be rezoned for industrial purposes, however retained for conservation (zoned E2 with no dwelling right).</p>

<b>Deemed State Environmental Planning Policies – Assessment</b>	
<b>Deemed SEPP</b>	<b>Consistency</b>
	<p>All services and road networks required are available within the adjacent SBP.</p> <p>Environmental issues will be investigated in more detail post-Gateway.</p>
<b>SREP No. 9 Extractive Industry (No2 – 1995)</b>	
<p>2 Aims, objectives</p> <p>(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.</p> <p>(b) to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 1 or 2, and</p> <p>(c) to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential.</p> <p>3 Future development controls for extraction from Schedule 1 or 2 land</p> <p>(a) council should not prepare a draft local environmental plan to prohibit development for the purpose of an extractive industry on land described in Schedule 1 or 2.</p>	<p>Applicable and consistent.</p> <p>SEPP (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries with consent wherever an LEP permits agriculture or industry. Industry is a permissible use in the proposed zone IN1 zone, and the E2 Environmental Conservation zoned land must be commonly owned with IN1 zoned land and will have no dwelling right.</p> <p>Consistent.</p> <p>The subject land is not identified within Schedule 1 or 2 (nor on the map).</p> <p>Consistent.</p> <p>The subject land is not located near affected lands.</p> <p>The subject land is not identified within Schedule 1 or 2 (nor on the map).</p>
<b>State Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No2 – 1997)</b>	
<p>Aims Objectives and Special Provisions of SREP 20</p> <p>3 Aim of this plan</p> <p>The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.</p>	<p>Not applicable.</p> <p>The land is not mapped under the SREP.</p>

Ministerial Section 9.1 Directions	
Direction	Comment
<b>Employment &amp; Resources</b>	
<b>1.1 Business &amp; Industrial Zones</b>	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Applicable and consistent.</p> <p>There is a strategic basis to support the small amount (approx. 1.5 ha) of additional employment lands proposed in this location adjacent to the SBP. The proposal will complete the last potentially suitable industrial land in this location. The land lies adjacent to the M1. Steep lands are unsuitable for industrial uses will not be rezoned to IN1 and will be retained for conservation (zoned E2 with no dwelling right).</p> <p>All services and road networks required are available within the adjacent Somersby Business Park.</p>
<b>1.2 Rural Zones</b>	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p>Applicable.</p> <p>The land is zoned RU2 – Rural Landscape.</p> <p>The subject land is covered by Sydney Regional Plan No: 8 (deemed SEPP).</p> <p>The subject land is not mapped as being 'prime agricultural land', nor as being Biophysical Strategic Agricultural Land.</p> <p>The proposal it is not considered to be alienating agricultural production as it is directly adjacent to existing industrial development and is isolated from other landholdings (to the east) by the M1 Pacific Motorway.</p> <p>The inconsistency of the proposal with this Direction is of minor significance.</p>
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the</p>	<p>Applicable and consistent.</p> <p>SEPP (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries with consent wherever an LEP permits agriculture or industry. Industry is a permissible use in the proposed zone IN1 zone, and the E2 Environmental Conservation zoned land must be commonly owned with IN1 zoned land and will</p>

## Ministerial Section 9.1 Directions

Direction	Comment
potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	have no dwelling right.
<b>1.4 Oyster Aquaculture</b>	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	<p>Not Applicable.</p> <p>There are no 'Priority Oyster Aquaculture Areas' (POAA) near the northern end of Brisbane Water where the land's waters discharge through Narara Creek. The nearest POAAs are located around Woy Woy.</p>
<b>1.5 Rural Lands</b>	
<p>Objectives are to;</p> <ul style="list-style-type: none"> <li>- protect the agricultural production value of rural land;</li> <li>- facilitate the orderly and economic development of rural lands for rural and related purposes;</li> <li>- assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State;</li> <li>- minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses;</li> <li>- encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land;</li> <li>- support the delivery of the actions outlined in the New South Wales Right to Farm Policy.</li> </ul>	<p>Applicable and consistent.</p> <p>The land is zoned RU2 – Rural Landscape, but not RU1 – Primary Production.</p> <p>The subject land is covered by Sydney Regional Plan No: 8 (deemed SEPP).</p> <p>The subject land is not mapped as being 'prime agricultural land'.</p> <p>The proposal it is not considered to be alienating agricultural production as it is directly adjacent to existing industrial development and is isolated from other landholdings (to the east) by the M1 Pacific Motorway.</p> <p>The proposal is consistent with the objectives.</p>

Ministerial Section 9.1 Directions	
Direction	Comment
Environment & Heritage	
2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable.</p> <p>Further environmental investigation post gateway will be required of the applicant.</p> <p>The submitted ecological report identifies that the general locality contains suitable habitat for over 20 threatened species. A check of mapping held by Council shows no Aboriginal cultural heritage sites on the land, however, as some exist in the locality post Gateway the applicant will be required to prepare an Aboriginal Cultural Heritage Assessment.</p> <p>The area has high biodiversity values, ecological connectivity and Aboriginal cultural heritage values.</p> <p>The proposal seeking to zone the higher land to E2 Environment Conservation and to deny a dwelling right with the aim to minimise potential future environmental impacts is supported. The remainder of the site presents some potential issues including:</p> <ol style="list-style-type: none"> <li>1 The introduction of the <i>Biodiversity Conservation (BC) Act 2016</i> introduced the concept of Serious and Irreversible Impact (SAIL) for species that meet one of four criteria outlined in s6.7 of the Biodiversity Conservation Regulation 2017.</li> <li>2 S7.1.6.2 of the BC Act 2016 requires that a consent authority must not grant development consent to a proposal that may present SAILs for their survival for particular species and/or their habitat.</li> <li>3 Somersby Mintbush and Hibbertia procumbens both have the potential of occurring on the site and possibly meet the criteria for SAIL.</li> </ol> <p>A comprehensive flora and fauna survey will be required of the applicant post Gateway to ensure that this matter will be addressed prior to the rezoning of the land and an Aboriginal cultural heritage assessment regarding the proposal.</p>
2.2 Coastal Management	

Ministerial Section 9.1 Directions	
Direction	Comment
Aims to protect and manage coastal areas of NSW. Applies when a planning proposal applies to land in the Coastal Zone as defined under the Coastal Management Act 2016.	Not Applicable.  The Coastal Zone is defined under the Coastal Management Act as those lands identified as coastal wetlands and littoral rainforests areas, coastal vulnerability environmental and coastal use areas which are mapped under SEPP Coastal Management. No 'coastal zone' areas are located in the vicinity of the subject site, the nearest being adjacent to Narara Creek.
<b>2.3 Heritage Conservation</b>	
Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.  Applies when the relevant planning authority prepares a planning proposal.	Applicable.  Further investigation post-Gateway will be required of the applicant regarding this matter.  A Non-Indigenous heritage assessment has not been provided by the applicant. However, historical photos back until 1957 show a small part of the land was used as a quarry and there is no evidence on any buildings, hence no formal study is considered necessary.  A search of the Aboriginal Heritage Information Management System (AHIMS) maintained by the NSW Office of Environment and Heritage which revealed the following information:  Lot 1 DP 261607 (Site 1) – 0 Sites or Places Recorded.  An archaeological study by Kayandel Archaeological Services in 2007 was also reviewed as part of the lodged submission.  A review of a historical survey & report produced for Lester Firth & Associates pertaining to the Somersby & Mount Penang areas in 1983 was also undertaken.  The proponents have undertaken consultation with the Darkinjung Local Aboriginal Land Council (DLALC) and other Aboriginal interest groups. To date, no objections to the proposed re-zoning of the subject sites have been raised.  An Aboriginal cultural heritage assessment will be required to be prepared by the applicant post-Gateway.
<b>2.4 Recreational Vehicle Areas</b>	

Ministerial Section 9.1 Directions	
Direction	Comment
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The proposal does not seek to provide recreational vehicle areas.</p>
<b>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b>	
<p>Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>2.6 Remediation of Contaminated Land</b>	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p>The direction applies to land on which development for a purpose referred to in Table 1 to the <i>contaminated land planning guidelines</i> is being, or is known to have been, carried out, which includes land previously used for extractive industries and horticulture / agriculture (e.g. existing green-houses), such as this site.</p> <p>The Applicant's planning report states that a search of the Environmental Protection Authority's (EPAs) Contaminated Land Records reveals no entries, notices, actions or management proposals issued under the Contaminated lands Act for the subject land.</p> <p>Post Gateway a <i>Stage 1 contaminated lands assessment</i> should be carried out to determine compliance with this direction and SEPP No 55, given existing greenhouses and past extractive industry onsite.</p>
Housing, Infrastructure and Urban Development	
<b>3.1 Residential Zones</b>	
<p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and to minimise the impact of residential development on the environment and resource lands.</p>	<p>Not Applicable.</p> <p>Proposal is not within or proposing residential zonings.</p>

Ministerial Section 9.1 Directions	
Direction	Comment
Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.	
<b>3.2 Caravan Parks and Manufactured Home Estates</b>	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>Caravan Parks are not permissible under the current RU2 zoning.</p> <p>The proposal does not seek to alter provisions relating to the permissibility of caravan parks or Manufacture Home Estates.</p>
<b>3.3 Home Occupations</b>	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The proposal does not seek to alter provisions relating to the permissibility of home occupations.</p>
<b>3.4 Integrating Land Use &amp; Transport</b>	
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing dependence on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>Applicable and consistent.</p> <p>A small area of IN1 zoning (about 1.5 ha) is proposed, hence the direction is applicable.</p> <p>There is a strategic basis to support the provision of additional employment lands proposed in this location as it will complete the last potentially suitable industrial land in this location adjacent to the SBP. The land lies adjacent to the M1.</p> <p>Steep lands are unsuitable for industrial uses and will not be rezoned to IN1, but retained for conservation purposes (zoned E2 with no dwelling right).</p> <p>All services and road networks required are available within the adjacent Somersby Business Park.</p>
<b>3.5 Development Near Regulated Airports and Defence Airfields</b>	
<p>Aims to ensure the effective and safe operation of regulated airports and defence airfields; to ensure that their operation is not compromised by development that constitutes an obstruction,</p>	<p>Not Applicable.</p> <p>The subject land is not located near a regulated airport which includes a defense airfield.</p>

Ministerial Section 9.1 Directions	
Direction	Comment
<p>hazard or potential hazard to aircraft flying in the vicinity; and to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p> <p>Applies when a planning proposal creates, alters or removes a zone or provision relating to land near a regulated airport which includes a defence airfield.</p>	
<b>3.6 Shooting Ranges</b>	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	<p>Not Applicable.</p> <p>The land does not lie adjacent or near to a shooting range.</p>
<b>3.7 Reduction in non-hosted short term rental accommodation period</b>	
<p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short term rental accommodation may be carried out in parts of its local government area.</p> <p>Applies to Byron Bay Shire Council</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
Hazard & Risk	
<b>4.1 Acid Sulfate Soils</b>	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.</p>	<p>Applicable and consistent.</p> <p>According to Council's Acid Sulfate Soil Mapping the subject lands are class 5 which are generally unaffected by this issue as they are suitable for urban uses.</p>
<b>4.2 Mine Subsidence &amp; Unstable Land</b>	

## Ministerial Section 9.1 Directions

Direction	Comment
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study, strategy or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p>	<p>Applicable.</p> <p>Further investigation post Gateway will be required of the applicant into the geotechnical suitability of the site for urban uses.</p> <p>According to Council's Landslip Mapping the subject lands are free of this affectation, except the site of the previous quarry noted on the eastern area of the site.</p> <p>Disused quarries are noted as an 'Immediate High' hazard.</p>
<b>4.3 Flood Prone Land</b>	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts</p>	<p>Applicable and consistent.</p> <p>The land is located at the upstream end of a tributary of Piles Creek which is a tributary of Mooney Mooney Creek.</p> <p>There is no available flood study for this area which would define any flooding on this site. However as the property is located at the upstream end of the catchment and also that there appears to be no defined watercourses that cross the site that would fill during rainfall events and cause flooding to downstream or adjoining proposed development, it is considered that no formal flood study is required for the proposed development at this planning proposal stage.</p> <p>The downstream development from this site has experienced flooding from Piles Creek in the past and as such there should be no increase in runoff from the site from all flood events up to the 100-year flood event that would worsen the risk to life and damage to property from flooding. Any increase in run-off should be retained on the site for all flood events up to the 100-year flood event.</p> <p>All development is to comply with Council's LEP and also DCP requirements particularly with regards to Water Cycle Managements, as not to increase run-off from the site from pre-development conditions.</p> <p>The proposal is consistent with this Direction.</p>

Ministerial Section 9.1 Directions	
Direction	Comment
<b>5.1 Implementation of Regional Strategies</b>	
The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>5.2 Sydney Drinking Water Catchment</b>	
Aims to protect water quality in the hydrological catchment.  Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b>	
Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas.  Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b>	
Aims to manage commercial and retail development along the Pacific Highway, North Coast.  Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>5.9 North West Rail Link Corridor Strategy</b>	
Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.  Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown	Not Applicable  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).

Ministerial Section 9.1 Directions	
Direction	Comment
City Council.	
<b>5.10 Implementation of Regional Plans</b>	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>See section above on compliance with the Central Coast Regional Plan 2036.</p> <p>The proposal is consistent with most relevant actions. Further studies to ascertain compliance with remaining relevant actions will be required post-Gateway.</p>
<b>5.11 Development of Aboriginal Land Council Land</b>	
<p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p>	<p>Not applicable.</p> <p>The is not owned by an Aboriginal land council and it is not affected by the SEPP (Aboriginal Land).</p>
Local Plan Making	
<b>6.1 Approval and Referral Requirements</b>	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable and consistent.</p> <p>The planning proposal does not include provisions that require concurrence, consultation or referral of development applications.</p>
<b>6.2 Reserving Land for Public Purposes</b>	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Not Applicable.</p> <p>The proposal does not seek to reserve land for public purposes.</p>
<b>6.3 Site Specific Provisions</b>	
<p>Aims to discourage unnecessarily restrictive site-specific planning controls.</p>	<p>Not Applicable.</p> <p>No specific land use or development is</p>

Ministerial Section 9.1 Directions	
Direction	Comment
Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	proposed.
Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	
Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing Sydney	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.2 Implementation of Greater Macarthur Land Release Investigations	
Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
7.3 Parramatta Road Corridor Urban Transformation Strategy	
<p>Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November 2016) and the Parramatta Road Corridor</p> <p>Implementation Tool Kit. To provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community and guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</p> <p>This Direction applies to City of Parramatta Council, Cumberland Council, Strathfield Council, Burwood Council, Canada Bay Council and Inner West Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford) LGAs.</p>
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
<p>Aims to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy (the Strategy)</p> <p>This direction applies to Blacktown City Council, The Hills Shire Council and Hawkesbury City Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

## Ministerial Section 9.1 Directions

Direction	Comment
<b>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim plan).	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
<p>The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.</p> <p>This direction applies to Wollondilly Shire Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>	
<p>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</p> <p>This direction applies to Campbelltown City Council</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<b>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</b>	
The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan). This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>
<b>7.9 Implementation of Bayside West Precincts 2036 Plan</b>	
The aim is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan). This direction applies	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong</p>

Ministerial Section 9.1 Directions	
Direction	Comment
to land within the Bayside local government area.	or Gosford LGAs)
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	
<p>The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p> <p>This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs)</p>

Community Strategic Plan 'One – Central Coast'	
Objectives	Assessment/Comment
<p><b>B1</b></p> <p><i>Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures</i></p>	<p>The Aboriginal Heritage Information Management System (AHIMS) GIS mapping indicates no Aboriginal sites or places on the subject land.</p> <p>An Aboriginal cultural heritage assessment will be required of the applicant post Gateway to ascertain if the proposal is consistent with this Action.</p>
<p><b>F1</b></p> <p><i>Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species</i></p>	<p>The submitted ecological report identifies that the general locality contains suitable habitat for over 20 threatened species. A check of mapping held by Council shows no Aboriginal cultural heritage sites on the land, however, as some exist in the locality post Gateway the applicant will be required to prepare an Aboriginal Cultural Heritage Assessment.</p> <p>The area has high biodiversity values, ecological connectivity and Aboriginal cultural heritage values.</p> <p>The proposal seeking to zone the higher land to E2 Environment Conservation and to deny a dwelling right with the aim to minimise potential future environmental impacts is supported. The remainder of the site in particular presents some potential issues including:</p> <ol style="list-style-type: none"> <li>1 The introduction of the <i>Biodiversity Conservation (BC) Act 2016</i> introduced the concept of Serious and Irreversible Impact (SAII) for species that meet one of four criteria outlined in s6.7 of the Biodiversity Conservation Regulation 2017.</li> <li>2 S7.1.6.2 of the BC Act requires that a consent authority must not grant development consent to a proposal that may present SAIIs for their survival for particular species and/or their habitat.</li> <li>3 Somersby Mintbush and <i>Hibbertia procumbens</i> both have the potential of occurring on the site and possibly meet the criteria for SAII. If these species were recorded during the DA stage harm to these species would not be permitted.</li> </ol> <p>A comprehensive flora and fauna survey will be required of the applicant post-Gateway to ensure that these matters are addressed prior to a rezoning of the land and an Aboriginal cultural heritage assessment regarding the proposal.</p>
<b>I1</b>	Consistent.

Community Strategic Plan 'One – Central Coast'	
Objectives	Assessment/Comment
<p><i>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</i></p>	<p>The proposal will logically complete the industrial zoning of suitable land in this area adjacent to the SBP, where necessary road network and service infrastructure are available for extension to the site.</p> <p>The steeper more prominent land adjacent to the M1 will be zoned to E2 Environmental Conservation.</p>
<p><i>I2</i></p> <p><i>Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport</i></p>	<p>Consistent.</p> <p>See above I1.</p>
<p><i>I3</i></p> <p><i>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</i></p>	<p>See above F1.</p> <p>A comprehensive flora and fauna survey will be required of the applicant post-Gateway to ensure that these matters are addressed prior to a rezoning of the land.</p>

## Gosford Biodiversity Strategy

Action	Assessment/Comment
1 Enable biodiversity conservation to be taken into consideration in Council's strategic planning	<p>The submitted ecological report identifies that the general locality contains suitable habitat for over 20 threatened species. A check of mapping held by Council shows no Aboriginal cultural heritage sites on the land, however, as some exist in the locality post Gateway the applicant will be required to prepare an Aboriginal Cultural Heritage Assessment.</p> <p>The area has high biodiversity values, ecological connectivity and Aboriginal cultural heritage values.</p> <p>The proposal seeking to zone the higher land to E2 Environment Conservation and to deny a dwelling right with the aim to minimise potential future environmental impacts is supported. The remainder of the site in particular presents some potential issues including:</p> <ol style="list-style-type: none"> <li>1 The introduction of the <i>Biodiversity Conservation (BC) Act 2016</i> introduced the concept of Serious and Irreversible Impact (SAIL) for species that meet one of four criteria outlined in s6.7 of the Biodiversity Conservation Regulation 2017.</li> <li>2 S7.1.6.2 of the BC Act requires that a consent authority must not grant development consent to a proposal that may present SAILs for their survival for particular species and/or their habitat. is likely to affect SAIL entities.</li> <li>3 Somersby Mintbush and Hibbertia procumbens both have the potential of occurring on the site and possibly meet the criteria for SAIL. If these species were recorded during the DA stage harm to these species would not be permitted.</li> </ol> <p>A comprehensive flora and fauna survey for these species will be required of the applicant post-Gateway to ensure that these matters are addressed prior to a rezoning and an Aboriginal cultural heritage assessment regarding the proposal.</p>

## Interim Local Strategic Planning Statement

Strategies	Assessment/Comment
1 Revitalise our centres	<b>Not applicable</b> to this PP
2 Renew urban form	<b>Not applicable</b> to this PP

Interim Local Strategic Planning Statement	
Strategies	Assessment/Comment
3 Define the urban edge	<p><b>Consistent</b>, as outlined below:</p> <ul style="list-style-type: none"> <li>a. Land suitability <ul style="list-style-type: none"> <li>i. the lower and gently sloping land fronting the road is across the road from existing industrially zoned land with services and infrastructure available and extendable to the site, hence the site is suitable for the IN1 General Industrial zoning</li> <li>ii. the more elevated and steeper land is potentially part of a wildlife corridor &amp; is proposed for the E2 Environment Conservation zoning without a dwelling right</li> </ul> </li> <li>b. Contain urban sprawl <ul style="list-style-type: none"> <li>i. the proposed amount of 1.5 ha (approximately) of IN1 zoned land is small and will round off suitable IN1 zoned land in this area, hence not create a precedence</li> </ul> </li> <li>c. Planned infrastructure <ul style="list-style-type: none"> <li>i. the proposed IN1 zoned land front the road and is across the road from existing industrially zoned land with services and infrastructure have both capacity and potential to be extended</li> </ul> </li> <li>d. Retaining open and green space <ul style="list-style-type: none"> <li>i. the more elevated and steeper land is potentially part of a wildlife corridor &amp; is proposed for the E2 Environment Conservation zoning without a dwelling right</li> </ul> </li> <li>e. Employment lands <ul style="list-style-type: none"> <li>i. the proposed IN1 zoned land fronts the road, is across the road from existing industrially zoned land, infrastructure is available, hence is a logical rounding off of employment lands in the area, plus the draft Employment Lands Strategy has identify a need for more suitable employment lands for the region</li> </ul> </li> <li>f. Environmental protection <ul style="list-style-type: none"> <li>i. the more elevated and steeper land is potentially part of a wildlife corridor &amp; is proposed for the E2 Environment Conservation zoning without a dwelling right</li> </ul> </li> <li>g. Agricultural land <ul style="list-style-type: none"> <li>i. Land is zoned RU2 – Rural Landscape zoning, not RU1 Primary Production</li> <li>ii. Sydney Regional Plan No: 8 (deemed SEPP) applies</li> </ul> </li> </ul>

Interim Local Strategic Planning Statement	
Strategies	Assessment/Comment
	<ul style="list-style-type: none"> <li>iii. Land is not mapped as 'prime agricultural land' or 'Biophysical Strategic Agricultural Land' <ul style="list-style-type: none"> <li>1. The proposal will therefore not alienate agricultural production as it: <ul style="list-style-type: none"> <li>a. Is not prime agricultural land, and</li> <li>b. Lies adjacent to existing industrial development</li> </ul> </li> </ul> </li> <li>h. Tourist and economic innovation <ul style="list-style-type: none"> <li>i. The land is not suited to this use due to close proximity to industrial land and the M1 Motorway</li> </ul> </li> <li>i. Environmental living <ul style="list-style-type: none"> <li>i. The land is not developed for this use and not suited due to close proximity to industrial land and the M1 Motorway</li> </ul> </li> </ul>
4 Create a sustainable region	<p><b>Consistent</b>, as outlined below:</p> <ul style="list-style-type: none"> <li>ii. The lower and gently sloping land fronting the road is across the road from existing industrially zoned land and infrastructure is available and can be extended, hence the land is suitable for the IN1 General Industrial zoning</li> <li>iii. the more elevated and steeper land is potentially part of a wildlife corridor, hence is proposed for the E2 Environment Conservation zoning without a dwelling right</li> <li>iv. the proposal will contain urban sprawl as the proposed amount of 1.5 ha (approximately) of IN1 zoned land is small and will round off suitable IN1 zoned land in this area, hence will not create a precedence</li> </ul>
Planning Priority & Action	Assessment/Comment
<p><i>Planning Priority 11</i> Facilitate emerging logistics, warehousing, manufacturing and innovative enterprises</p> <p><i>Action</i> Develop the Central Coast's Somersby to Erina Corridor to provide an important connection from the regional gateway of</p>	<p><b>Consistent.</b></p> <p>The proposal seeks to provide a small amount of additional employment lands immediately across the road from the Somersby Business Park (SBP).</p> <p>SBP is the gateway to the Southern Growth Corridor. The 'Somersby to Erina Corridor Strategy' was adopted by Council to implement the Southern Growth Corridor. Direction 6 of the corridor strategy aims to 'ensure the long-term success of Somersby Employment Area'. One action to implement is to prepare an Employment Lands Strategy, which is</p>

Interim Local Strategic Planning Statement	
Strategies	Assessment/Comment
<i>Somersby to Gosford City Centre and beyond.</i>	underway.
<p><i>Planning Priority 14 Facilitate economic development to increase local employment opportunities for the community</i></p> <p><i>Action Prepare a suite of strategies to support new land use planning controls as part of the Comprehensive LEP and DCP.</i></p>	<p><b>Consistent.</b></p> <p>The subject land will be identified in the draft Employment Lands Strategy for investigation as potential future employment land.</p>
<p><i>Planning Priority 24 Map, protect and cherish natural areas and ecosystems</i></p> <p><i>Action Prepare and implement the Central Coast Biodiversity Strategy, including land use principles to protect and manage natural area and ecosystems of high biodiversity value.</i></p>	<p><b>Consistent.</b></p> <p>The Planning Proposal will contribute to the protection of wildlife corridors by protecting the elevated part of the site in an E2 Environmental Conservation Zone.</p>
<p><i>Planning Priority 26 Identify important agricultural and resource lands</i></p> <p><i>Action Prepare a Rural Lands Study and Strategy having regard to the region's biophysical, infrastructure, and socio-economic factors</i></p>	<p><b>Consistent.</b></p> <p>The land is zoned RU2 – Rural Landscape, but not RU1 – Primary Production. The subject land is covered by Sydney Regional Plan No: 8 (deemed SEPP). The subject land is not mapped as being 'prime agricultural land'. The proposal it is not considered to be alienating agricultural production as it is directly adjacent to existing industrial development and is isolated from other landholdings (to the east) by the M1 Pacific Motorway.</p> <p>SEPP (Mining, Petroleum Production and Extractive Industries) 2007 permits mining and extractive industries with consent wherever an LEP permits agriculture or industry. Industry is a permissible use in the proposed zone IN1 zone, and the E2 Environmental Conservation zoned land must be commonly owned with IN1 zoned land and will have no dwelling right.</p>



Interim Local Strategic Planning Statement	
Strategies	Assessment/Comment
<p><i>Planning Priority 28 Preserve environmental, scenic, heritage and cultural landscapes</i></p> <p><i>Action Determine areas within the rural landscape which require preservation because of environmental, scenic, heritage and cultural values, as part of the Rural Lands Study and Strategy</i></p>	<p><b>Consistent.</b></p> <p>The more elevated and steeper land is potentially part of a wildlife corridor, hence is proposed for the E2 Environment Conservation zoning without a dwelling right. It is recommended that should a Gateway Determination be granted that relevant environmental / ecological studies be carried out to clarify this issue.</p>