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## **Assessment & Endorsement**





**Item No:** 2.7  
**Title:** Preparation of Consolidated Central Coast Local Environmental Plan and Development Control Plan  
**Department:** Environment and Planning

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23 November 2016 Ordinary Council Meeting

D12518835

**Report Purpose:**

The purpose of this report is to recommend commencement of the preparation of a planning proposal to consolidate *Wyong Local Environmental Plan 2013*, *Gosford Local Environmental Plan 2014*, *Interim Development Order 122* and the *Gosford Planning Scheme Ordinance*. This will result in the creation of an interim consolidated Local Environmental Plan for the Central Coast local government area that will enable Council to administer its planning functions in a consistent way across the Central Coast Region until such time as a comprehensive Local Environmental Plan is developed.

This report recommends that Council support the preparation of a consolidated LEP for the Central Coast Council.

**Recommendation:**

- 1 That Council prepare a planning proposal for the Central Coast Council to consolidate *Wyong Local Environmental Plan 2013*, *Gosford Local Environmental Plan 2014*, *Gosford Interim Development Order 122* and the *Gosford Planning Scheme Ordinance* pursuant to Section 55 of the *Environmental Planning and Assessment Act 1979*.**
- 2 That Council prepare an interim amalgamated Development Control Plan to complement the *Central Coast Local Environmental Plan*.**
- 3 That Council forward the planning proposal to the Department of Planning and Environment requesting a gateway determination.**
- 4 That Council undertake community and public authority consultation, in accordance with the gateway determination requirements, including the concurrent exhibition of an amalgamated Development Control Plan.**
- 5 That Council commence investigative studies to support the future *Comprehensive Local Environmental Plan*.**
- 6 That Council consider a further report on results of the agency and community consultation.**

## 2.7 Preparation of Consolidated Central Coast Local Environmental Plan and Development Control Plan (contd)

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### **Background:**

On 12 May 2016, the *Local Government (Council Amalgamation) Proclamation 2016*, dissolved the former Wyong and Gosford Councils and the Central Coast Council was created. The Proclamation states that planning controls for land subject to merger proposals will stay the same until such time as new comprehensive local environmental plans are prepared. However, the Department of Planning and Environment's *Guidance for Merged Councils on Planning Functions (May 2016)* recommends that Council analyse the differences in local planning controls and to ensure consistent approach to zone and land use permissibility across the newly created Council's. This strategic analysis would be the basis for a Planning Proposal to create an interim Consolidated Local Environmental Plan until such time as a comprehensive Local Environmental Plan for the Central Coast is made with the newly elected Councillors post September 2017.

### **Current Planning Instruments**

The principal local planning instrument in place for the northern part of the Central Coast Council (former Wyong local Government area) is Wyong Local Environmental Plan 2013.

The southern part of the Central Coast Council area (former Gosford local Government area), the following planning instruments apply:

- Gosford Local Environmental Plan 2014
- Gosford Interim Development Order Number 122
- Gosford Planning Scheme Ordinance Scheme

### **Consolidated Central Coast Local Environmental Plan & Development Control Plan Project**

The Consolidated LEP/DCP project will not be initiating major policy or making major changes to strategic frameworks. The proposed outcomes of the project are:

- Consistent approach to zone objectives, principles and application across the local government area,
- Consistency in permissible land uses across similarly zoned lands within the former Gosford and Wyong Local Government Areas,
- Rezoning of deferred lands within the Gosford Local Environmental Plan 2014 to zones used by the standard template.
- Retention of current development standards mapped within the Gosford Local Environmental Plan 2014 and the Wyong Local Environmental Plan 2013.
- Development of an amalgamated Central Coast Development Control Plan to support the Consolidated Local Environmental Plan.

## **2.7 Preparation of Consolidated Central Coast Local Environmental Plan and Development Control Plan (contd)**

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More significant policy and strategic issues will be addressed through the Comprehensive Local Environmental Plan Project. This Project will not commence until after the Council elections in September 2017 and will be informed by the Community Strategic Planning Process and Central Coast Regional Plan 2036 (CCRP) and the development of urban planning strategies to support the future planning for housing, population and economic growth on the Central Coast over the next 20 years.

### **Consultation**

Preliminary meetings have been held with staff from the Department of Planning and Environment, who are supportive of the project commencing as well as preparatory work and a road map for the development of a future comprehensive LEP. A detailed stakeholder engagement plan for the project will be prepared. Extensive consultation with internal and external stakeholders will also be required.

### **Statutory Compliance and Strategic Justification:**

The NSW Department of Planning and Environment (DP&E) in May 2016 issued the document *Guidance for merged Councils on planning functions*. Council will ensure that the planning proposal is consistent with this document.

Before the planning proposal is finalised a detailed assessment will need to occur of all relevant State Environmental Planning Policies, Ministerial s.117 Directions and the relevant guidelines set out within the regional plans including the CCRP 2036.

### **Budget Impact:**

The development of a Consolidated Local Environmental Plan for the Central Coast Council is a priority project to facilitate the transition from the former Councils to the new merged Council. Budget and staff resources required to complete the project will be identified within the Project Initiation stage.

### **Conclusion:**

The consolidation of the relevant environmental planning instruments (*Wyong Local Environmental Plan 2013, Gosford Local Environmental Plan 2014, Gosford Interim Development Order 122, Gosford Planning Scheme ordinance*) will create a new principle Local Environmental Plan for the Central Coast Council. This will also need to be supported by a new DCP for the Central Coast. The harmonisation of local planning controls is a critical step in establishing efficient land use planning functions following the merger of both former Wyong Shire and Gosford City Council.

### **Attachments**

*Nil.*

494/16 *That Council meet with the Minister for Planning to discuss future regional planning for the Central Coast in light of the creation of the new Central Coast Council.*

495/16 *That Council prepare a project plan for the delivery of projects identified as immediate priorities in the Central Coast Regional Plan Implementation Plan (North and South Regional Corridor and Housing Policy).*

2.7 **Preparation of Consolidated Central Coast Local Environmental Plan and Development Control Plan**

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**RESOLVED on the motion of Mr REYNOLDS:**

496/16 *That Council prepare a planning proposal for the Central Coast Council to consolidate Wyong Local Environmental Plan 2013, Gosford Local Environmental Plan 2014, Gosford Interim Development Order 122 and the Gosford Planning Scheme Ordinance pursuant to Section 55 of the Environmental Planning and Assessment Act 1979.*

497/16 *That Council prepare an interim amalgamated Development Control Plan to complement the Central Coast Local Environmental Plan.*

498/16 *That Council forward the planning proposal to the Department of Planning and Environment requesting a gateway determination.*

499/16 *That Council undertake community and public authority consultation, in accordance with the gateway determination requirements, including the concurrent exhibition of an amalgamated Development Control Plan.*

500/16 *That Council commence investigative studies to support the future Comprehensive Local Environmental Plan.*

501/16 *That Council consider a further report on results of the agency and community consultation.*

2.8 **Proposed Subdivision at Forresters Beach**

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**RESOLVED on the motion of Mr REYNOLDS:**

502/16 *That Council approve DA/49274/2016 for a residential subdivision of 102 lots as a deferred commencement consent subject to the conditions provided in Attachment 1.*

503/16 *Council advise those who made written submissions of its decision.*



## Central Coast Regional Plan Direction Assessment

Direction	Applicable	Consistent	Comment
1. <i>Grow Gosford City Centre as the region's capital</i>	Yes	Yes	<p>Amendments are proposed through the <i>Central Coast Local Environmental Plan (CCLEP)</i> to development standards which affect land in the Gosford Central Business District (CBD).</p> <p>The amendments to clause 8.3 of <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i> are proposed to remove ambiguity and improve the function of the clause.</p> <p>Further structure planning and review of Development Control Plan (DCP) provisions will further enhance development opportunities in the CBD.</p>
2. <i>Focus economic development in the Southern and Northern Growth Corridors</i>	Yes	Yes	<p>The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>Wyang Local Environmental Plan 2013 (WLEP 2013)</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development in these localities.</p> <p>Further structure and master planning in these localities will further enhance development opportunities in these localities.</p>
3. <i>Support priority economic sectors</i>	Yes	Yes	<p>The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>WLEP 2013</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development in the economic sector.</p> <p>Further investigative projects in this space</p>



<i>Direction</i>	<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
			through the Comprehensive <i>CCLEP</i> project will further enhance this opportunity.
4. <i>Strengthen inter-regional and intra-regional connections for business</i>	No	N/A	N/A
5. <i>Support new and expanded industrial activity</i>	Yes	Yes	<p>The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>WLEP 2013</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new and existing industrial development.</p> <p>Further investigative and monitoring projects in this space through the Comprehensive LEP project will further enhance this opportunity.</p>
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	No	N/A	<p>The <i>CCLEP</i> does not seek to address this action.</p> <p>Further strategic assessment in this regard is being undertaken through site specific rezoning proposals and through a future review of the <i>North Wyong Shire Structure Plan (NWSSP)</i>.</p>
7. <i>Increase job containment in the region</i>	Yes	Yes	<p>The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>WLEP 2013</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new</p>



<i>Direction</i>	<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
			<p>development which will assist in job creation.</p> <p>Further structure and master planning, supported by site specific rezoning proposals and the Comprehensive <i>CCLEP</i> will further support this Direction.</p>
8. <i>Recognise the cultural landscape of the Central Coast</i>	Yes	Yes	<p>The <i>CCLEP</i> will retain the existing Heritage provisions of both <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p> <p>The review of the <i>GLEP 2014</i> "Deferred Matters" land has considered land containing significant Aboriginal Heritage values in determining and applying appropriate zonings to this land.</p>
9. <i>Protect and enhance productive agricultural land</i>	Yes	Yes	<p>The <i>CCLEP</i> will not alter the land zoned for agricultural purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the agricultural zones which are considered to be ancillary to, compatible with, and support agricultural industry and investment in these localities.</p> <p>Further investigative projects, including Rural Land use surveys and a Strategy which encompasses the entire Central Coast west of the M1 will be undertaken and through the Comprehensive <i>CCLEP</i>, this will further address this Direction.</p>
10. <i>Secure the productivity and capacity of resource lands</i>	Yes	Yes	<p>The <i>CCLEP</i> does not seek to restrict or prohibit utilisation of resource lands within the Central Coast.</p>
11. <i>Sustain and</i>	Yes	Yes	<p>The <i>CCLEP</i> LEP will not alter the land</p>

<i>Direction</i>	<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
<i>balance productive landscapes west of the M1</i>			<p>zoned for agricultural purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the agricultural zones which are considered to be ancillary to, compatible with, and support agricultural industry and investment in these localities.</p> <p>Further investigative projects, including Rural Land use surveys and a Strategy which encompasses the entire Central Coast west of the M1 will be undertaken and through the Comprehensive <i>CCLEP</i>, this will further address this Direction.</p>
<i>12. Protect and manage environmental values</i>	Yes	Yes	<p>The <i>CCLEP</i> will generally not alter the land zoned for environmental conservation, management or protection purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the agricultural zones which are considered to be ancillary to, compatible with, and support environmental conservation.</p> <p>The review of the <i>GLEP 2014</i> "Deferred Matters" land has considered land which has environmental values. The methodology considers a range of environmental considerations in determining and applying land zoning within these localities.</p>
<i>13. Sustain water quality and security</i>	Yes	Yes	<p>The <i>CCLEP</i> will generally not alter the land zonings within the Drinking Water Catchment (DWC) as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables which are considered to be ancillary to, compatible with, and the relevant zone</p>

Direction	Applicable	Consistent	Comment
			<p>objectives. In addition to requiring consent for new land uses (e.g. horticulture, viticulture) which traditionally would be located within the DWC.</p> <p>The provisions of <i>WLEP 2013 Clause 7.4 Drinking water catchments</i> are proposed to be retained within the Consolidated LEP.</p> <p>The Comprehensive <i>CCLEP</i> is expected to expand the mapping of the DWC, and application of this clause to land within the former Gosford Local Government Area (LGA). This is expected to be supported by additional development provisions to ensure that development in these localities achieves a Neutral or Beneficial Effect (NorBE) on the regions drinking water supply.</p>
<p>14. <i>Protect the coast and manage natural hazards and climate change</i></p>	<p>Yes</p>	<p>Yes</p>	<p>The <i>CCLEP</i> will generally not alter the land zonings in coastal areas as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables which are considered to be ancillary to, compatible with, and the relevant zone objectives.</p> <p>The review of the <i>GLEP 2014</i> "Deferred Matters" land has considered land which has potential for impacts associated with climate change including flooding intensity increases and bushfire planning matters.</p>
<p>15. <i>Create a well-planned, compact settlement</i></p>	<p>Yes</p>	<p>Yes</p>	<p>The <i>CCLEP</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>. These strategies were considered to support well-planned</p>

<i>Direction</i>	<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
<i>pattern</i>			<p>and compact settlement patterns.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive CCLEP will further support this Direction.</p>
16. <i>Grow investment opportunities in the region's centres</i>	Yes	Yes	<p>The CCLEP will align the objectives and land use permissibilities between GLEP 2014 and Wyong LEP 2013 (WLEP 2013) across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development in these localities.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive LEP will further support this Direction.</p>
17. <i>Align land use and infrastructure planning</i>	No	N/A	<p>The CCLEP will align the objectives and land use permissibilities between GLEP 2014 and Wyong LEP 2013 (WLEP 2013) across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast. Further investigative and monitoring projects in this space through the Comprehensive CCLEP project and site specific rezoning proposals will further support this Direction.</p>
18. <i>Create places that are inclusive,</i>	Yes	Yes	<p>The CCLEP does not seek to alter settlement planning strategies prepared and utilised for the preparation of GLEP 2014 and WLEP 2013. These strategies</p>

<i>Direction</i>	<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
<i>well-designed and offer attractive lifestyles</i>			<p>were considered to support places that are inclusive, well-design and offer attractive lifestyles.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCLEP</i> will further support this Direction.</p>
19. <i>Accelerate housing supply and improve housing choice</i>	Yes	Yes	<p>The <i>CCLEP</i> will not alter the land zoned for residential purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the residential zones which are considered to be ancillary to, compatible with, and support residential development and promote housing choice</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCLEP</i> will further support this Direction</p>
20. <i>Grow housing choice in and around local centres</i>	Yes	Yes	<p>The <i>CCLEP</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>. These strategies were considered to encourage housing choice in and around local centres.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCLEP</i> will further support this Direction.</p>
21. <i>Provide</i>	Yes	Yes	The <i>CCLEP</i> does not seek to alter



Direction	Applicable	Consistent	Comment
<p><i>housing choice to meet community needs</i></p>			<p>settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p> <p>These strategies were considered to encourage housing choice in and around local centres.</p> <p>The Consolidated LEP will not alter the land zoned for residential purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the residential zones which are considered to be ancillary to, compatible with, and support residential development and promote housing choice.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCLEP</i> will further support this Direction.</p>
<p>22. <i>Deliver housing in new release areas that are best suited to building new communities</i></p>	<p>Yes</p>	<p>Yes</p>	<p>The <i>CCLEP</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p> <p>These strategies were considered to encourage housing choice in and around local centres.</p> <p>The Consolidated LEP will not alter the land zoned for residential purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the residential zones which are considered to be ancillary to, compatible with, and support residential development and</p>



<i>Direction</i>	<i>Applicable</i>	<i>Consistent</i>	<i>Comment</i>
			<p>promote housing choice.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCLEP</i> will further support this Direction.</p>
<p>23. <i>Manage rural lifestyles</i></p>	<p>Yes</p>	<p>Yes</p>	<p>The <i>CCLEP</i> will not alter the land zoned for agricultural purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the agricultural zones which are considered to be ancillary to, compatible with, and support agricultural industry and investment in these localities.</p> <p>Further investigative projects, including Rural Land use surveys and a Strategy which encompasses the entire Central Coast west of the M1 will be undertaken and through the Comprehensive <i>CCLEP</i>, this will further address this Direction.</p>



## State Environmental Planning Policies

State Environmental Planning Policy	Comment
<b>SEPP No. 14 – Wetlands</b>	
<p>Aims to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the state.</p>	<p>The proposal generally does not seek to rezone land for more intense urban purposes and seeks to retain the land zonings applicable under <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p> <p>The <i>Environmental and Urban Edge Zone Review</i> has had regard for the provisions of SEPP 14 as an environmental criteria in land suitable for Environmental Protection Zones (E zone). This is in accordance with the Northern Councils <i>E Zone Review Final Recommendations Report</i>.</p> <p>Coastal wetlands have been taken into consideration in areas of West Gosford, East Gosford, Terrigal, North Avoca, Macmasters Beach, Kincumber, Empire Bay, Davistown and Saratoga. Recommended zones have incorporated these wetlands and waterways within individual parcel analysis to ensure these sensitive areas are preserved and protected.</p>
<b>SEPP No. 19 – Bushland in Urban Areas</b>	
<p>Aims:</p> <ul style="list-style-type: none"> <li>(a) to protect the remnants of plant communities which were once characteristic of land now within an urban area,</li> <li>(b) 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,</li> <li>(c) to protect rare and endangered flora and</li> </ul>	<p>The proposal generally does not seek to rezone land for more intense urban purposes and seeks to retain the land zonings applicable under <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p> <p>The <i>Environmental and Urban Edge Zone Review</i> has had regard for the provisions of SEPP 19 as an environmental criterion in land suitable for E zones. This is in accordance with the Northern Councils E Zone Review Final Recommendations</p>





State Environmental Planning Policy	Comment
<p>fauna species,</p> <p>(d) to protect habitats for native flora and fauna,</p> <p>(e) to protect wildlife corridors and vegetation links with other nearby bushland,</p> <p>(f) to protect bushland as a natural stabiliser of the soil surface,</p> <p>(g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</p> <p>(h) to protect significant geological features,</p> <p>(i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</p> <p>(j) to protect archaeological relics,</p> <p>(k) to protect the recreational potential of bushland,</p> <p>(l) to protect the educational potential of bushland,</p> <p>(m) to maintain bushland in locations which are readily accessible to the community, and</p> <p>(n) 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.</p>	<p>Report.</p> <p>The Review recommends environmental zones that protect existing wildlife corridors and vegetation links. The zoning proposed would not result in the removal of existing vegetation, therefore the Planning Proposal is considered to be consistent with the SEPP.</p>
<p><b>SEPP 55 - Remediation of Land</b></p>	
<p>Aims:</p> <p>(a) to promote the remediation of contaminated land for the purpose of</p>	<p>The proposal generally does not seek to rezone land for more intense urban purposes and seeks to retain the land</p>

State Environmental Planning Policy	Comment
<p>reducing the risk of harm to human health or any other aspect of the environment:</p> <p>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>zonings applicable under <i>GLEP 2014</i> and <i>WLEP 2013</i>, excluding that land which is subject to the <i>IDO 122</i> or <i>GPSO</i>.</p> <p>The <i>Environmental and Urban Edge Zone Review</i> has had regard for the provisions of <i>SEPP 55</i> and as an environmental criterion in land suitable for E zones application.</p>
<b>SEPP 62 – Sustainable Aquaculture</b>	
<p>Aims:</p> <p>(a) to encourage sustainable aquaculture, including sustainable oyster aquaculture, in the State, namely, aquaculture development which uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced, and</p> <p>(b) to make aquaculture development permissible in certain zones under the Standard Instrument, as identified in the NSW Land Based Sustainable Aquaculture Strategy, and</p> <p>(c) to set out the minimum site location and operational requirements for permissible aquaculture development (the minimum performance criteria), and</p>	<p>The proposal seeks to retain existing zones in the localities which are identified as Priority Oyster Aquaculture Areas as by NSW Oyster Industry Sustainable Aquaculture Strategy (OISAS), being areas within Brisbane Waters and the Hawkesbury River.</p> <p>The <i>Environmental and Urban Edge Zone Review</i> has considered land which has been deferred from <i>GLEP 2014</i> which includes land within the above localities.</p> <p>The <i>Review</i> recommends high environmental conservation zones for parcels adjacent to the Priority Aquaculture Areas of the Hawkesbury River and Brisbane Waters. This is to ensure the protection of the river system, in addition to restricting impacts caused from development.</p> <p>This measure protects the existing and future potential oyster aquaculture industry</p>

State Environmental Planning Policy	Comment
<p>(d) to establish a graduated environmental assessment regime for aquaculture development based on the applicable level of environmental risk associated with site and operational factors (including risks related to climate change, in particular, rising sea levels), and</p> <p>(e) to apply the Policy to land-based aquaculture development and oyster aquaculture development in the State and to include facility for extension of the Policy to natural water-based aquaculture.</p>	<p>in this locality.</p>
<b>SEPP 65 – Design Quality of Residential Apartment Development</b>	
<p>The SEPP aims to improve the design quality of residential apartment development in NSW. The provisions of the SEPP do not apply to boarding houses or serviced apartments unless an LEP requires it to do so.</p>	<p>The CCLEP will seek to permit boarding houses with consent in the R1, R2, R3, B1, B2 and B3 zones. It will also seek to permit serviced apartments with consent in the RU5, R1, R3, B3, B4, B7 and SP3 zones.</p> <p>Neither <i>GLEP 2014</i> nor <i>WLEP 2013</i> specifies that the provisions of SEPP 65 are to apply to boarding houses and/or serviced apartments.</p> <p>As such, assessment of the design quality of proposals for these purposes is a merits assessment.</p> <p>Council has seen increased community interest in proposals for these purposes. In order to provide greater clarity and transparency to the design of such developments, the CCLEP should include a clause that specifies that the provisions of SEPP 65 apply in these instances.</p>



State Environmental Planning Policy	Comment
<b>SEPP 71 – Coastal Protection</b>	
<p>Aims:</p> <ul style="list-style-type: none"> <li>(a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and</li> <li>(b) to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and</li> <li>(c) to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and</li> <li>(d) to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and</li> <li>(e) to ensure that the visual amenity of the coast is protected, and</li> <li>(f) to protect and preserve beach environments and beach amenity, and</li> <li>(g) to protect and preserve native coastal vegetation, and</li> <li>(h) to protect and preserve the marine environment of New South Wales, and</li> <li>(i) to protect and preserve rock platforms, and</li> <li>(j) to manage the coastal zone in accordance with the principles of ecologically sustainable development</li> </ul>	<p>Generally, the proposal does not seek to rezone land which is currently within the <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i> or <i>Wyong Local Environmental Plan 2013 (WLEP 2013)</i> Land Application Maps (LAP) which are consistent with the <i>Standard Instrument Local Environmental Plan (SILEP) Order, 2006</i>.</p> <p>Areas of land deferred from <i>GLEP 2014</i> have further considered the provisions of SEPP 71 in recommending <i>SILEP</i> zones to apply to these localities.</p> <p>The proposal recommends different environmental zones depending on the level of constraints including the proximity or inclusion within SEPP 71 land. An assessment against the matters for consideration (Clause 8) of the SEPP has been undertaken (as attached to this proposal). The proposal is consistent with these considerations.</p>



State Environmental Planning Policy	Comment
<p>(within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991), and</p> <p>(k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and</p> <p>(l) to encourage a strategic approach to coastal management.</p>	
<b>Infrastructure SEPP</b>	
<p>Aims to facilitate the effective delivery of infrastructure by:</p> <p>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</p> <p>(b) providing greater flexibility in the location of infrastructure and service facilities, and</p> <p>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</p> <p>(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</p> <p>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure</p>	<p>The CCLEP will specify the permissibility of land uses within certain zones.</p> <p>The operation of the Infrastructure SEPP (ISEPP) will mean that some land uses may be enabled with or without development consent in prescribed zones subject to compliance with the provisions of the SEPP.</p> <p>It is not the intent of the CCLEP to contradict the provisions of the ISEPP.</p>



State Environmental Planning Policy	Comment
<p>development, and</p> <p>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing</p>	
<b>Draft Coastal SEPP</b>	
<p>Aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone.</p> <p>The draft SEPP will also consolidate the provisions of SEPP 14, SEPP 26 – Littoral Rainforests and SEPP 71.</p> <p>It will amend the Standard Instrument (SI) LEP.</p>	<p>The drafting of the CCLEP will use the SI, including any amendments arising from the implementation of this SEPP.</p> <p>Further amendments to Council's Development Control Plan (DCP) may be required to provide guidance for development within the coastal zone in line with the provisions of the coastal reforms.</p>
<b>Draft Vegetation SEPP</b>	
<p>The draft SEPP is proposed to apply to clearing activities on land within urban areas and environmental zones. It will regulate clearing of land above the Biodiversity Offset Scheme (BOS) that does not require development consent under the <i>Environmental Planning and Assessment Act, 1979</i> or the <i>Local Land Services (Amendment) Act 2016</i>.</p> <p>Clauses 5.9 <i>Preservation of trees or vegetation</i> and 5.9AA <i>Trees or vegetation not prescribed by development control plan of the SI LEP</i> are proposed to be relocated into this SEPP.</p>	<p>The drafting of the CCLEP will use the SI, including any amendments arising from the implementation of this SEPP.</p> <p>Further amendments to Council's Development Control Plan (DCP) may be required to provide guidance for vegetation management not addressed by this SEPP.</p>



## SEPP 71 (Coastal Protection) Assessment

### Matters for Consideration

#### The aims of the Policy:

The proposed approach to the consolidated *Central Coast Local Environmental Plan (CCLEP)* has had regard for the aims of the policy. Where possible, land use zones, objectives and land uses which have previously been incorporated within *Gosford Local Environmental Plan 2014 (GLEP)* and *Wyong Local Environmental Plan 2014 (WLEP 2014)* which have been established having regard for SEPP 71 are proposed to be incorporated within the *CCLEP*.

Land subject to the *Environmental and Urban Edge Zone Review* is proposed to be zoned in a manner which reflects the level of site constraints including natural, cultural and economic attributes of the coastal areas.

#### **(b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved**

Generally, the proposal does not seek to rezone land which is already subject to *GLEP 2014* and *WLEP 2013*. Existing zonings are proposed to apply in these localities and existing public access arrangements to and from the foreshore are proposed to be retained in their current state.

Any land subject to the *Interim Development Order No. 122 (IDO)* or *Gosford Planning Scheme Ordinance (GPSO)* which has been deferred from *GLEP 2014* is proposed to be rezoned through the *CCLEP*. In the instances where these lands are located in foreshore areas, the predominant zoning proposed to be applied is the E2 Environmental Conservation Zone. As the land ownership arrangements for this land are not being altered current public access arrangements to and from the foreshore are proposed to be retained in their current state.

#### **(c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability**

As above.

Any future site specific development in these localities will be required to have regard and consider public access arrangements.

#### **(d) the suitability of development given its type, location and design and its relationship with the surrounding area**

Generally, the proposal does not seek to rezone land which is already subject to *GLEP 2014*



## Matters for Consideration

and *WLEP 2013*. Existing zonings are proposed to apply in these localities and existing public access arrangements to and from the foreshore are proposed to be retained in their current state.

Any land subject to the *IDO* or *GPSO* which has been deferred from *GLEP 2014* is proposed to be rezoned through the *CCLEP*. In the instances where these lands are located in foreshore areas, the predominant zoning proposed to be applied is the E2 Environmental Conservation Zone. This zone presents the highest level of protection for natural areas.

**(e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,**

Generally, the proposal does not seek to rezone land which is already subject to *GLEP 2014* and *WLEP 2013*. Existing zonings are proposed to apply in these localities and existing public access arrangements to and from the foreshore are proposed to be retained in their current state.

Any land subject to the *IDO* or *GPSO* which has been deferred from *GLEP 2014* is proposed to be rezoned through the *CCLEP*. In the instances where these lands are located in foreshore areas, the predominant zoning proposed to be applied is the E2 Environmental Conservation Zone. This zone presents the highest level of protection for natural areas, in terms of amenity, protection of natural processes and scenic qualities of the localities, and protection of threatened species and places or items of cultural heritage significance.

Any future site specific development in these localities will be required to have regard and consider public access arrangements.

**(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,**

As above

**(g) measures to conserve animals (within the meaning of the *Threatened Species Conservation Act 1995*) and plants (within the meaning of that Act), and their habitats**

As above





## Matters for Consideration

**(h) measures to conserve fish (within the meaning of Part 7A of the *Fisheries Management Act 1994*) and marine vegetation (within the meaning of that Part), and their habitats**

As above

**(i) existing wildlife corridors and the impact of development on these corridors**

As above

**(j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards**

As above

**(k) measures to reduce the potential for conflict between land-based and water-based coastal activities**

As above

**(l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals**

As above

**(m) likely impacts of development on the water quality of coastal waterbodies,**

As above

**(n) the conservation and preservation of items of heritage, archaeological or historic significance,**

As above

**(o) only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities**

As above.

The *Environmental and Urban Edge Zone Review* has considered the impacts of urban sprawl and has recommended zoning of land utilising a Multi Criteria Evaluation methodology to apply zonings which contain urban sprawl and reduce land use conflicts in environmentally sensitive areas.



### Matters for Consideration

- (p) only in cases in which a development application in relation to proposed development is determined:**
  - (i) the cumulative impacts of the proposed development on the environment, and**
  - (ii) measures to ensure that water and energy usage by the proposed development is efficient.**

Not applicable.



## NSW Coastal Policy Assessment

### Principles

#### **1 Protecting, rehabilitating and improving the natural environment of the coastal zone.**

The consolidated *Central Coast Local Environmental Plan (CCLEP)* will not alter the land zoned for environmental conservation, protection or management purposes where it is currently subject to the provisions of *Gosford Local Environmental Plan (GLEP 2014)* or *Wyang Local Environmental Plan 2013 (WLEP 2013)*.

Land subject to the *Environmental and Urban Edge Zone Review* (being that land deferred from *GLEP 2014*) is proposed to be zoned in a manner which reflects the level of site constraints including natural attributes of the coastal areas.

#### **2 Recognising and accommodating the natural processes of the coastal zone.**

*GLEP 2014* and *WLEP 2013* have been prepared considering this matter. Consequently, relevant zones and land use provisions are incorporated. Generally, these are not proposed to be altered.

Land subject to the *Environmental and Urban Edge Zone Review* (being that land deferred from *GLEP 2014*) is proposed to be zoned in a manner which is consistent with risks, constraints and processes of the coastal zone, as well as the scenic/aesthetic qualities and cultural heritage significance of the coastal zone. The majority of the land included within this review is proposed to be rezoned E2 Environmental Conservation.

#### **3 Protecting and enhancing the aesthetic qualities of the coastal zone.**

As above

#### **4 Protecting and conserving the cultural heritage of the coastal zone.**

As above

#### **5 Providing for ecologically sustainable development and use of resources.**

The *CCLEP* will provide some opportunities for additional development; however, these are proposed to be effective only within existing urban areas.

As the majority of land zonings will remain unaltered, existing provisions in relation to natural resources will remain applicable.

#### **6 Providing for ecologically sustainable human settlement in the coastal zone.**

## Principles

The *Environmental and Urban Edge Zone Review* has considered the impacts of urban sprawl and has recommended zoning of land utilising a Multi Criteria Evaluation methodology to apply zonings which contain urban sprawl and reduce land use conflicts in environmentally sensitive areas.

### **7 Providing for appropriate public access and use.**

Generally, the proposal does not seek to rezone land which is already subject to *GLEP 2014* and *WLEP 2013*. Existing zonings are proposed to apply in these localities and existing public access arrangements to and from the foreshore are proposed to be retained in their current state.

Any future site specific development in these localities will be required to have regard and consider public access arrangements.

### **8 Providing information to enable effective management of the coastal zone.**

Council is proposing to retain zones and development controls within the coastal zone which seek to ensure that land use in such localities is considerate of the associated risks and processes of the Coastal zone. This matter is further considered through applicable Development Control Plans and Coastal Management Plans (CMPs).

### **9 Providing for integrated planning and management of the coastal zone.**

This matter is further considered through applicable Development Control Plans and Coastal Management Plans (CMPs).

Additional investigative studies will be undertaken to inform a Comprehensive *CCLEP* which will give further consideration to this matter.



## Sydney Regional Environmental Plan

Sydney Regional Environmental Plan	Comment
<b>SREP 8 – Central Coast Plateau Areas</b>	
<p>Aims:</p> <ul style="list-style-type: none"> <li>(a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses,</li> <li>(b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability,</li> <li>(c) (Repealed)</li> <li>(d) to protect regionally significant mining resources and extractive materials from sterilization,</li> <li>(e) to enable development for the purposes of extractive industries in specified locations,</li> <li>(f) (Repealed)</li> <li>(g) to protect the natural ecosystems of the region, and</li> <li>(h) to maintain opportunities for wildlife movement across the region, and</li> <li>(i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</li> <li>(j) to encourage the preparation of draft local environmental plans based on merits.</li> </ul>	<p>Generally, the proposal does not seek to rezone land which is currently subject to <i>GLEP 2014</i> or <i>WLEP 2013</i>. The majority of the areas identified by <i>State Regional Environmental Plan (SREP) 8</i> were considered and zoned under <i>GLEP 2014</i> and <i>WLEP 2013</i>, having regard for the provisions of SREP.</p> <p>Some land on the Somersby Plateau which is subject to the SREP was deferred from <i>GLEP 2014</i> and has been considered under the <i>Environmental and Urban Edge Zone Review</i>. This area has been included within the <i>Mountains Precinct</i>. The land in this precinct is heavily vegetated and has slopes in excess of 20%. As such, the land is unsuitable for agricultural purposes and is proposed to be rezoned to E2 Environmental Conservation.</p>



Sydney Regional Environmental Plan	Comment
<b>SREP 20 – Hawkesbury-Nepean River</b>	
<p>Aims:</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>Generally, the proposal does not seek to rezone land which is currently subject to <i>GLEP 2014</i> or <i>WLEP 2013</i>. The majority of the areas identified by SREP 20 were considered and zoned under <i>GLEP 2014</i> and <i>WLEP 2013</i>, having regard for the provisions of SREP 20.</p> <p>Areas within Somersby, Kariong, Patonga and Mooney Mooney localities which were deferred from <i>GLEP 2014</i> and considered as part of the <i>Peninsula</i> and <i>Mountains Precincts</i></p> <p>The proposal recommends high environmental conservation zones for parcels adjacent to the Hawkesbury River. This is to ensure the protection of the river system, in addition to restricting impacts caused from development.</p>



## Section 117 Ministerial 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 strategic centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Applicable.</p> <p>The <i>Central Coast Local Environmental Plan (CCLEP)</i> encompasses land which is zoned for business and industrial purposes.</p> <p>The proposal does not seek to amend the location or provision of land zoned for these purposes.</p> <p>The land use zone objectives, land use permissibilities and land use provisions are proposed to be amended to align existing planning instruments.</p> <p>Generally, provisions in relation to floor space area for employment, public service and industrial uses are not proposed to be amended by the proposal. Minor amendments are proposed rectify anomalous provisions relating to floor space ratio (FSR) and height within the Gosford Central Business District (CBD).</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are required in order to consolidate existing planning controls and are considered to reflect the role and function of existing business and industrial areas and provides for a concise planning instrument for the Central Coast.</p> <p>The proposal is consistent with this Direction.</p>



Direction	Comment
<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 <i>CCLEP</i> encompasses land which is zoned for rural purposes.</p> <p>The proposal does not seek to rezone land which has an existing rural zoning.</p> <p>The land use zone objectives, land use permissibilities and land use provisions are proposed to be amended to align existing planning instruments.</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).</p> <p>Such changes include the requirement for consent for horticulture and viticulture on the basis of the potential impacts of the land uses, particularly if located within sensitive environments (e.g. the Drinking Water Catchment). Additional permitted land uses are proposed which are considered to be supportive or ancillary to the role and function of rural areas.</p> <p>The proposal is consistent with this Direction.</p>
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the</p>	<p>Applicable</p> <p>The <i>CCLEP</i> does not seek to prohibit or restrict the mining of coal or other minerals, petroleum or extractive materials.</p> <p>The proposal is consistent with this Direction.</p>





Direction	Comment
<p>potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	
<p><b>1.4 Oyster Aquaculture</b></p>	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers.</p> <p>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	<p>Applicable</p> <p>The <i>CCLEP</i> encompasses land and water which is within the Priority Oyster Aquaculture Areas of Brisbane Water and Hawkesbury River.</p> <p>The proposal does not seek to rezone land which contains these areas.</p> <p>The land use zone objectives, land use permissibilities and land use provisions applying to these areas are proposed to be amended to align existing planning instruments.</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are considered to be consistent with the commercial, recreational, environmental and aesthetic role and function of waterways.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>1.5 Rural Lands</b></p>	
<p>Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p>Applies to local government areas to which</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (LGA) or former Wyong or Gosford LGAs.</p>



Direction	Comment
<p>State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.</p>	
<p><b>Environment &amp; Heritage</b></p>	
<p><b>2.1 Environmental Protection Zones</b></p>	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The <i>CCLEP</i> encompasses land which is zoned for environmental protection purposes.</p> <p>The land use zone objectives, land use permissibilities and land use provisions applying to these areas are proposed to be amended to align existing planning instruments. The <i>CCLEP</i> seeks to preserve the methodology adopted for the conversion of zones for the <i>WLEP 2013</i> and <i>GLEP 2014</i> planning instruments (exclusive of the <i>GLEP 2014</i> "Deferred Matters" (DM) lands).</p> <p>An extensive review has been undertaken of those lands identified as DM lands under <i>GLEP 2014</i> which are subject to <i>Interim Development Order No. 122 – Gosford (IDO)</i> and <i>Gosford Planning Scheme Ordinance (GSPO)</i>.</p> <p>The proposed zonings which will be applied to these lands has been determined in accordance with the methodology developed through the <i>Environmental and Urban Edge Zone Review</i> (as attached to the Planning Proposal).</p> <p>The methodology was based on consultation undertaken with stakeholders including private land owners, developers and state</p>



Direction	Comment
	<p>agencies.</p> <p>The implementation of a <i>CCLP</i> for the Central Coast does not have the capacity to incorporate a revised Coastal Open Space System (COSS) Strategy. Land which has been part of this program through the operation of the <i>IDO</i> is proposed to apply a Standard Instrument (SI) zone commensurate with its conservation status.</p> <p>The changes proposed as identified through the <i>Environmental and Urban Edge Zone Review</i> are considered to be interim measures until such time as detailed investigation and analysis is undertaken to support the development of a Comprehensive LEP. This will include further consideration of a revised COSS program for the entire Central Coast LGA.</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are considered to reflect the role and function of existing environmental protection zones.</p> <p>The consistency of the proposal with this Direction will require further consultation with the Office of Environment &amp; Heritage.</p>
<p><b>2.2 Coastal Protection</b></p>	
<p>Aims to implement the principles in the NSW Coastal Policy.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i>.</p>	<p>Applicable</p> <p>The proposal encompasses land which is located within the Coastal Zone.</p> <p>An assessment of the proposal against the NSW Coastal Policy has been undertaken (as attached).</p> <p>The land use zone objectives, land use</p>



Direction	Comment
	<p>permissibilities and land use provisions affecting land in these localities are proposed to be amended to align existing planning instruments.</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).</p> <p>These changes are considered to be consistent with the role and function of the coastal zone and do not impact the operation of Clause 5.5 Coastal Protection which is proposed to be retained within the <i>CCLEP</i>.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>2.3 Heritage Conservation</b></p>	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The heritage provisions of existing planning instruments are proposed to be retained within the <i>CCLEP</i>. The presentation and identification of the items/areas will be required to be amended to consolidate the listings.</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are considered minor in nature and required in order to consolidate existing planning controls.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>2.4 Recreational Vehicle Areas</b></p>	
<p>Aims to protect sensitive land or land with significant conservation values from adverse</p>	<p>Applicable</p> <p>The <i>CCLEP</i> does not seek to enable land for</p>



Direction	Comment
<p>impacts from recreational vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>recreational vehicle purposes.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b></p>	
<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 LGA or former Wyong or Gosford LGAs.</p> <p>It has however been utilised to inform the methodology prepared for the conversion of the <i>GLEP 2014</i> DM land.</p>
<p><b>Housing, Infrastructure and Urban Development</b></p>	
<p><b>3.1 Residential Zones</b></p>	
<p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands.</p> <p>Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>Applicable</p> <p>The <i>CCLEP</i> encompasses land which is zoned for residential purposes.</p> <p>Whilst land use zones are not proposed to alter, alignment of planning controls of <i>GLEP 2014</i> and <i>WLEP 2013</i> will enable additional opportunities for provision of housing through amendments to development standards (e.g. those relating to minimum lot size).</p> <p>There will also be increased opportunities for subdivision of dual occupancies in the R2 Low Density Residential zones in the former Gosford LGA.</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions). These changes are required in order to consolidate existing planning controls.</p>



Direction	Comment
	<p>The SI LEP model local provision for “Essential services” is proposed to be retained within the CCLEP as are the requirements for “State public infrastructure”.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>3.2 Caravan Parks and Manufactured Home Estates</b></p>	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The land use zone objectives, land use permissibilities and land use provisions affecting land in these localities are proposed to be amended to align existing planning instruments.</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).</p> <p>Such amendments include the prohibition of caravan parks within the R1 General Residential (permitted in WLEP 2013) and E4 Environmental Living Zones (as permitted in GLEP 2014), on the basis of their inconsistency with the objectives of the zone. Existing operations on land within these zones has been identified. Such sites are proposed to be allocated an Additional Permitted Use through the operation of Clause 2.5 and Schedule 1 of the consolidated LEP.</p> <p>Manufactured Home Estates (MHE) are not a defined use in the Standard LEP dictionary. However, using SEPP 36 provisions MHE’s would be permitted in SP3, R1, R3 and RE2 zones.</p> <p>The proposal is inconsistent with this Direction, however it is considered to be of</p>



Direction	Comment
	<p>minor significance as the land use remains permissible within appropriately zoned locations within the LGA, existing use rights are retained and opportunities for expansion and modifications is available through the Additional Permitted use clause.</p>
<p><b>3.3 Home Occupations</b></p>	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>Home occupations are proposed to remain as being permissible with consent within all zones within the <i>CCLEP</i> as they were permissible under the <i>WLEP 2013</i> or <i>GLEP 2014</i>, excluding B1 Neighbourhood Centre. Home businesses within this zone are proposed to be permissible with consent. This is consistent with the home occupation permissibility within other Business zones.</p> <p>The intent of the zone is to provide for “small-scale retail, business and community uses”. Shop top housing is the only form of residential accommodation proposed to be permissible within the zone which could support a home occupation. A home occupation would be permissible as exempt development under the provisions of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p> <p>The inconsistency is considered to be of minor significance.</p>
<p><b>3.4 Integrating Land Use &amp; Transport</b></p>	
<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,</p>	<p>Applicable</p> <p>Generally, the <i>CCLEP</i> does not seek to amend the location or provision of land zoned for residential, business, industrial, village or tourist purposes.</p>



Direction	Comment
<p>cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>The land use zone objectives, land use permissibilities and land use provisions are proposed to be amended to align existing planning instruments.</p> <p>The extent of amendments proposed is detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).</p> <p>These changes are considered to be consistent with the intent of each respective zone, and enable land uses which have regard for the availability of existing transport infrastructure.</p> <p>The rezoning of the DM lands from <i>GLEP 2014</i> integrated land use and transport planning considerations through the following project aims:</p> <ul style="list-style-type: none"> <li>- seeking to contain urban sprawl and promote urban development within town centres and transit corridors; and to</li> <li>- encourage viable communities where services are prevalent and accessible.</li> </ul> <p>The land zoning applied identified appropriate outcomes for urban fringe lands in strategic locations that have limited environmental value and have capacity for infrastructure provision.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>3.5 Development Near Licensed Aerodromes</b></p>	
<p>Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the</p>	<p>Applicable</p> <p>The provisions of <i>WLEP 2013</i> (Clause 7.7 Airport Operations) are proposed to be incorporated within the <i>CLEP</i> to address development in the vicinity of the Central</p>





Direction	Comment
<p>vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 &amp; 25) 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 in the vicinity of a licensed aerodrome.</p>	<p>Coast Airport site.</p> <p>The consistency of the proposal with this Direction will require further consultation with Department of the Commonwealth responsible for aerodromes.</p>
<p><b>3.6 Shooting Ranges</b></p>	
<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>Applicable</p> <p>The <i>CCL</i> will generally not alter existing zoning of land which is currently subject to <i>WLEP 2013</i> or <i>GLEP 2014</i> which have considered this matter.</p> <p>The consideration of the DM land has had regard for the adjoining land uses and land use conflicts during the land zoning process.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>Hazard &amp; Risk</b></p>	
<p><b>4.1 Acid Sulfate Soils</b></p>	
<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</p>	<p>Applicable</p> <p>The Central Coast LGA has some land which is contains acid sulfate soils.</p> <p>The <i>CCL</i> will generally not alter existing zoning of land which is currently subject to <i>WLEP 2013</i> or <i>GLEP 2014</i>.</p> <p>The provisions of <i>WLEP 2013</i> and <i>GLEP 2014</i></p>



Direction	Comment
<p>Planning Maps.</p>	<p>Clause 7.1 Acid Sulfate Soils are proposed to be retained to address this matter. The Acid Sulfate Soils Maps are also proposed to be retained in the <i>CCL</i>, as amended by the inclusion of the DM land.</p> <p>The consideration of the DM lands has had regard for the location of potential acid sulfate soils during the land zoning process.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>4.2 Mine Subsidence &amp; Unstable Land</b></p>	
<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 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>Areas of the Central Coast LGA are located within Mine Subsidence Districts.</p> <p>The <i>CCL</i> will generally not alter existing zones which is currently subject to <i>WLEP 2013</i> or <i>GLEP 2014</i>, excluding those within the DM land areas. The DM lands are not located within designated Mine Subsidence Districts.</p> <p>Further consultation with Subsidence Advisory NSW regarding this matter, however the proposal is considered to be Consistent with this Direction.</p>
<p><b>4.3 Flood Prone Land</b></p>	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a planning proposal creates,</p>	<p>Applicable</p> <p>Areas of the Central Coast LGA are flood prone.</p> <p>The <i>CCL</i> will generally not alter existing zoning of land which is currently subject to <i>WLEP 2013</i> or <i>GLEP 2014</i>, excluding those within the DM land areas. The provisions of <i>WLEP 2013</i> and <i>GLEP 2014</i> were prepared having regard for the NSW Government's</p>



Direction	Comment
<p>removes or alters a zone or provision that affects flood prone land.</p>	<p>Flood Prone Land Policy, the principles of the Floodplain Development Manual 2005 and relevant Floodplain Risk Management Plans.</p> <p>The consideration of the DM land has had regard for flood prone land during the land zoning process and does not seek to permit a significant increase in the development of such land.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>4.4 Planning for Bushfire Protection</b></p>	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>Applicable</p> <p>Areas of the Central Coast LGA contain bushfire Prone vegetation.</p> <p>The <i>CCL</i> will generally not alter existing zoning of land which is currently subject to <i>WLEP 2013</i> or <i>GLEP 2014</i>, excluding those within the DM land areas.</p> <p>The consideration of the DM land has had regard for bushfire prone land during the land zoning process and does not seek to permit a significant increase in the development of such land.</p> <p>The proposal is consistent with this Direction.</p>
<p><b>Regional Planning</b></p>	
<p><b>5.1 Implementation of Regional Strategies</b></p>	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies.</p> <p>Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.</p>



Direction	Comment
<p>Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra Regional Strategy &amp; South Coast Regional Strategy.</p>	
<p><b>5.2 Sydney Drinking Water Catchments</b></p>	
<p>Aims to protect water quality in the hydrological catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.</p>
<p><b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b></p>	
<p>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.</p> <p>Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.</p>
<p><b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b></p>	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.</p>



Direction	Comment
<b>5.8 Second Sydney Airport: Badgerys Creek</b>	
<p>Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.</p> <p>Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.</p>
<b>5.9 North West Rail Link Corridor Strategy</b>	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.</p>
<b>5.10 Implementation of Regional Plans</b>	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The proposal seeks to provide for a single planning instrument applicable to the Central Coast region, reflective of the goals and directions within the <i>Central Coast Regional Plan (CCRP) 2036</i>. An assessment of the proposal identifies that it consistent with the intent of relevant goals, directions and actions.</p> <p>The proposal is consistent with this Direction.</p>



Direction	Comment
<b>Local Plan Making</b>	
<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</p> <p>The <i>CCLEP</i> does not seek to include provisions that require concurrence, consultation or referral of development applications to a Minister or public authority.</p> <p>The proposal is consistent with this Direction.</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>Applicable</p> <p>The <i>CCLEP</i> proposes to retain existing reservations of land for public purposes as currently specified within <i>WLEP 2013</i> and <i>GLEP 2014</i>.</p> <p>Some land is proposed to be removed from the Land Acquisition Map as detailed in the main body of the Planning Proposal (Part 2 Explanation of Provisions).</p> <p>The removal of this land has been approved by the relevant public authority (Roads and Maritime Services - RMS).</p> <p>Concurrence from the Director General (or nominee) of the Department of Planning and Environment (DP&amp;E) will be required for the proposal to be consistent with this Direction.</p>
<b>6.3 Site Specific Provisions</b>	
<p>Aims to discourage unnecessarily restrictive site specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p>	<p>Not Applicable</p> <p>The <i>CCLEP</i> is not being prepared to allow a particular development to be carried out.</p>



Direction	Comment
<b>Metropolitan Planning</b>	
<b>7.1 Implementation of A Plan for Growing Sydney</b>	
Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing Sydney	Not Applicable.  This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.
<b>7.2 Implementation of Greater Macarthur Land Release Investigations</b>	
Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Not Applicable.  This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.
<b>7.3 Parramatta Road Corridor Urban Transformation Strategy</b>	
Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit.	Not Applicable.  This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.
<b>Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	
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	Not Applicable.  This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.
<b>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	
Aims to ensure development within the	Not Applicable.



Direction	Comment
Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017	This Direction does not apply to the Central Coast LGA or former Wyong or Gosford LGAs.





**Central Coast Operational Plan**

***Incorporating Gosford 2025 and Wyong 2036 Community Strategic Plan Objectives***

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
<b>Society and Culture</b>		
Our community is a safe place ( <i>Gosford 2025</i> )	N	Development provisions within a consolidated Development Control Plan (DCP) will address this matter as it relates to Crime Prevention Through Environmental Design (CPTED).
Our local history, culture and diversity is valued and celebrated ( <i>Gosford 2025</i> )	Y	The consolidated <i>Central Coast Local Environmental Plan (CCLEP)</i> will retain the existing Heritage provisions of both <i>Gosford Local Environmental Plan 2014 GLEP 2014</i> and <i>Wyong Local Environmental Plan 2013 (WLEP 2013)</i> .  The review of the <i>GLEP 2014</i> "Deferred Matters" land has considered land containing significant Aboriginal Heritage values in determining and applying appropriate zonings to this land.
Everyone has fair access and opportunity to participate in community life ( <i>Gosford 2025</i> )	Y	The exhibition of the <i>CCLEP</i> will provide opportunity for members of the community to provide commentary on the proposed instrument.
Out built environment is a desirable place to be ( <i>Gosford 2025</i> )	Y	The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>WLEP 2013</i> across all zones.
Our health and wellbeing provide for a satisfying and productive life ( <i>Gosford 2025</i> )	Y	The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>WLEP 2013</i> across all zones. This is inclusive of alignment of land zone objectives and provisions relating to provision of open space



Objectives & Actions	Applicable (Y/N)	Assessment/Comment
<p>Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood (<i>Wyong 2030</i>)</p>	<p>Y</p>	<p>and recreation facilities.</p> <p>The <i>CCLEP</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p> <p>These strategies were considered to encourage housing choice in and around local centres.</p> <p>The <i>CCLEP</i> will not alter the land zoned for residential purposes as applied by <i>GLEP 2014</i> or <i>WLEP 2013</i>. Additional land uses are proposed for inclusion within the land use tables of the residential zones which are considered to be ancillary to, compatible with, and support residential development and promote housing choice.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive LEP will further support this Direction</p>
<p>There will be ease of travel within the Shire, and to other regional centres and cities. Travel will be available at all hours and will be safe, clean and affordable (<i>Wyong 2030</i>)</p>	<p>N</p>	<p>The <i>CCLEP</i> does not address this matter</p>
<p>Communities will have access to a diverse range of affordable and coordinated facilities,</p>	<p>Y</p>	<p>The <i>CCLEP</i> will enable the provisions of community facilities which are commensurate with the existing provisions of <i>GLEP 2014</i> and <i>WLEP 2013</i>.</p>



Objectives & Actions	Applicable (Y/N)	Assessment/Comment
programs and services ( <i>Wyong 2030</i> )		
The community will be well educated, innovative and creative, people will attain full knowledge potential at all stages of life ( <i>Wyong 2030</i> )	N	The <i>CCLEP</i> does not address this matter
<b>Environment</b>		
Diversity of the natural environment is protected and supported ( <i>Gosford 2025</i> )	Y	Generally, the <i>CCLEP</i> does not seek to alter the land zonings applicable under <i>GLEP 2014</i> and <i>WLEP 2013</i> . The land uses proposed to be retained within the Environmental zones are reflective of the qualities of the land.  The <i>Urban and Environmental Edge Review</i> has had considered the "Deferred Matters" (DM) of <i>GLEP 2014</i> . The Multi-Criteria Evaluation (MCE) technique adopted through this review has analysed the relative ecological and scenic qualities of the DM land and recommended the application of Environmental zones consistent with these qualities. This assessment and the proposed zones applied ensure that the diversity of the natural environment is protected and supported.
Opportunities exist to access and experience natural areas ( <i>Gosford 2025</i> )	Y	The <i>CCLEP</i> will not alter the opportunities to access and experience natural areas.
We use resources responsibly ( <i>Gosford</i>	Y	The <i>CCLEP</i> generally does not alter the land zoning in localities which have significant



Objectives & Actions	Applicable (Y/N)	Assessment/Comment
2025)		resources including within the Drinking Water Catchment, prime agricultural lands and lands with extractive or resource potential. Additional land uses are proposed through the alignment of provisions which are compatible with the existing zones.
We live in an environment where pollution is minimised (Gosford 2025)	Y	The <i>CCLEP</i> does not seek to alter land zones or land use permissibilities which would increase the risk of environmental pollution.
Benefits of the natural environment are understood and valued (Gosford 2025)	Y	Generally, the <i>CCLEP</i> does not seek to alter the land zonings applicable under <i>GLEP 2014</i> and <i>WLEP 2013</i> . The land uses proposed to be retained within the Environmental zones are reflective of the qualities of the land.  The <i>Urban and Environmental Edge Review</i> has had considered the DM of <i>GLEP 2014</i> . The MCE technique adopted through this review has analysed the relative ecological and scenic qualities of the DM land and recommended the application of Environmental zones consistent with these qualities. This assessment and the proposed zones applied ensure that the diversity of the natural environment is protected and supported.
Land use and development protects the value and benefits provided by the natural environment (Gosford 2025)	Y	Generally, the <i>CCLEP</i> does not seek to alter the land zonings applicable under <i>GLEP 2014</i> and <i>WLEP 2013</i> . The land uses proposed to be retained within the Environmental zones are reflective of the qualities of the land.  The <i>Urban and Environmental Edge Review</i> has had considered the DM of <i>GLEP 2014</i> . The MCE technique adopted through this review has analysed the relative ecological and scenic qualities of the DM land and

Objectives & Actions	Applicable (Y/N)	Assessment/Comment
		<p>recommended the application of Environmental zones consistent with these qualities. This assessment and the proposed zones applied ensure that the value and benefits provided by the natural environment are retained.</p> <p>The proposal will result in the removal of the ability to further implement the Coastal Open Space System (COSS) Strategy; however this matter will further be addressed through a Comprehensive <i>CCLEP</i>.</p>
<p>Areas of natural value in public and private ownership will be enhanced and retained to a high level in the context of ongoing development (<i>Wyong 2030</i>)</p>	<p>Y</p>	<p>Generally, the <i>CCLEP</i> does not seek to alter the land zonings applicable under <i>GLEP 2014</i> and <i>WLEP 2013</i>. The land uses proposed to be retained within the Environmental zones are reflective of the qualities of the land.</p> <p>The <i>Urban and Environmental Edge Review</i> has had considered the DM of <i>GLEP 2014</i>. The MCE technique adopted through this review has analysed the relative ecological and scenic qualities of the DM land and recommended the application of Environmental zones consistent with these qualities. This assessment and the proposed zones applied ensure that the value and benefits provided by the natural environment are retained.</p>
<p>There will be a sense of community ownership of the natural and built environment through direct public involvement with programs and services (<i>Wyong 2030</i>)</p>	<p>N</p>	<p>The <i>CCLEP</i> does not address this matter.</p>



Objectives & Actions	Applicable (Y/N)	Assessment/Comment
<b>Economy</b>		
<p>Gosford is a place that attracts people to work, live and visit (<i>Gosford 2025</i>)</p>	Y	<p>Amendments are proposed through the Consolidated Local Environmental Plan (LEP) to development standards which affect land in the Gosford Central Business District (CBD).</p> <p>The amendments to clause 8.3 of Gosford LEP 2014 (GLEP 2014) are proposed to remove ambiguity and improve the function of the clause.</p> <p>Further structure planning and review of Development Control Plan (DCP) provisions will further enhance development opportunities in the CBD</p>
<p>Gosford attracts and supports new and existing businesses and investments (<i>Gosford 2025</i>)</p>	Y	<p>Amendments are proposed through the Consolidated Local Environmental Plan (LEP) to development standards which affect land in the Gosford Central Business District (CBD).</p> <p>The amendments to clause 8.3 of Gosford LEP 2014 (GLEP 2014) are proposed to remove ambiguity and improve the function of the clause.</p> <p>Further structure planning and review of Development Control Plan (DCP) provisions will further enhance development opportunities in the CBD</p>
<p>Gosford City Centre thrives as the regional hub (<i>Gosford 2025</i>)</p>	Y	<p>Amendments are proposed through the Consolidated Local Environmental Plan (LEP) to development standards which affect land in the Gosford Central Business District (CBD).</p> <p>The amendments to clause 8.3 of Gosford LEP 2014 (GLEP 2014) are proposed to remove ambiguity and improve the function of the clause.</p> <p>Further structure planning and review of</p>



Objectives & Actions	Applicable (Y/N)	Assessment/Comment
		Development Control Plan (DCP) provisions will further enhance development opportunities in the CBD.
We have appropriate skills and knowledge ( <i>Gosford 2025</i> )	N	The <i>CCLEP</i> does not address this matter.
There are good links between our homes, places or work, services and facilities ( <i>Gosford 2025</i> )	Y	<p>The <i>CCLEP</i> does not seek to alter settlement planning strategies prepared and utilised for the preparation of <i>GLEP 2014</i> and <i>WLEP 2013</i>. These strategies were considered to support well-planned and compact settlement patterns.</p> <p>Further structure and master planning supported by site specific rezoning proposals, coupled with revised local planning strategies to inform the Comprehensive <i>CCLEP</i> will further support this action.</p>
There will be a strong sustainable business sector and increased local employment built on the Central Coast's business strengths ( <i>Wyong 2030</i> )	Y	<p>The <i>CCLEP</i> will align the objectives and land use permissibilities between <i>GLEP 2014</i> and <i>Wyong Local Environmental Plan 2013 (WLEP 2013)</i> across all zones.</p> <p>This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development.</p> <p>Further structure and master planning in these localities will further enhance development opportunities in these localities.</p>
Information communication technology will be consistent with world's best	N	The <i>CCLEP</i> does not address this matter.



Objectives & Actions	Applicable (Y/N)	Assessment/Comment
<p>practice and adaptive to technological advances across all sectors (<i>Wyong 2030</i>)</p>		
<b>Governance and Leadership</b>		
<p>Decision making processes are open and transparent (<i>Gosford 2025</i>)</p>	Y	<p>The exhibition of the <i>CCLEP</i> will provide opportunity for members of the community to provide commentary on the proposed instrument.</p>
<p>We collaborate to achieve outcomes (<i>Gosford 2025</i>)</p>	Y	<p>The exhibition of the <i>CCLEP</i> will provide opportunity for members of the community to provide commentary on the proposed instrument.</p>
<p>We are engaged and well informed (<i>Gosford 2025</i>)</p>	Y	<p>The exhibition of the <i>CCLEP</i> will provide opportunity for members of the community to provide commentary on the proposed instrument.</p> <p>A specific Communications Strategy is being prepared to support the exhibition of the <i>CCLEP</i>.</p>
<p>Our infrastructure is well managed and maintained (<i>Gosford 2025</i>)</p>	N	<p>The <i>CCLEP</i> does not address this matter.</p>
<p>Our leaders make decisions (<i>Gosford 2025</i>)</p>	Y	<p>The decision to prepare of the <i>CCLEP</i> is consistent with the requirements of the state government, including the Department of Planning and Environment's "Guidance for Merged Council's on Planning Functions" (May 2016).</p>
<p>Government is conducted with openness and</p>	Y	<p>The exhibition of the <i>CCLEP</i> will provide opportunity for members of the community to provide commentary on the proposed</p>





Objectives & Actions	Applicable (Y/N)	Assessment/Comment
transparency involving the community in the decisions that affect it ( <i>Wyang 2030</i> )		instrument.
All three levels of government work closely together ( <i>Wyang 2030</i> )	Y	<p>The preparation of the <i>CCLEP</i> is consistent with the requirements of the state government, including the Department of Planning and Environment’s “Guidance for Merged Council’s on Planning Functions” (May 2016).</p> <p>Close liaison with the DP&amp;E is being maintained through the progression of the <i>CCLEP</i> project. Additional government agency consultation will be undertaken Post-Gateway Determination.</p>
There is environmental, social and economic sustainability ( <i>Wyang 2030</i> )	Y	<p>Generally, the <i>CCLEP</i> seeks to retain the existing provisions of <i>GLEP 2014</i> and <i>WLEP 2013</i>, which have been prepared having regard for the three sustainability principles.</p> <p>The MCE technique adopted by the <i>Urban and Environmental Edge Review</i> in considering the <i>GLEP 2014</i> DM lands has also incorporated these sustainability principles.</p>
There is fiscal responsibility ( <i>Wyang 2030</i> )	N	The <i>CCLEP</i> does not address this matter.