

# 02

## **Land Use Provisions**

## **Gosford Local Environmental Plan (LEP) 2014**

The Gosford Local Environmental Plan (LEP) 2014 is the principal Environmental Planning Instrument applying to the subject land.

### **A. Land Use Tables**

The land is currently zoned Conservation and Scenic Protection (Scenic Protection – Rural Small Holdings) under Interim Development Order No122 (IDO 122).

The zones proposed are part 7(c2) (IDO 122) and part R2 – Low Density Residential (GLEP 2014)

The land use tables, identifying the objectives, permissible and prohibited land uses for the existing and proposed zones are provided below:

#### **7(c2) Rural Small Holdings**

##### **Objectives**

- (a) to provide a buffer or transition zone between conservation areas and urban areas; and
- (b) to enable development for the purposes of rural-residential holdings to be carried out on land which is suitable for those purposes and which is unlikely:
  - (i) to adversely affect the aesthetic and scenic value of the land and its setting; or
  - (ii) to create a demand for the uneconomic provision of services; and
- (c) to allow for non-residential uses where those uses are:
  - (i) compatible with rural-residential development and unlikely to create an unreasonable demand for public services or substantially reduce existing levels of service;
  - (ii) unlikely to adversely affect the aesthetic and scenic value of the land and its setting; and
  - (iii) unlikely to interfere unreasonably with the amenity of adjoining properties.

##### **1 Development that does not require consent**

Development (other than exempt development) for the purpose of: agriculture; home occupations; recreation areas. Exempt development.

##### **2 Development that needs consent**

Development (other than exempt development) for the purpose of: animal establishments; bed and breakfast accommodation; child care centres; dams; dual occupancies-attached; dwelling-houses; educational establishments; home industries; horse establishments; places of public worship; plant nurseries; roads; roadside stalls; utility installations; veterinary hospitals. Subdivision.

Note: Development or related activities in this category indicated in BOLD may comprise complying development. An application may be made to Council or an accredited certifier for a complying development certificate. Details of such development or related activities are specified in Schedule 4.

##### **3 Prohibited development**

Any development not included in Item 1 or 2

## **R2 – Low Density Residential**

### **1 Objectives**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development is compatible with the desired future character of the zone.
- To encourage best practice in the design of low-density residential development.
- To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.
- To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.

### **2 Permitted without consent**

Home occupations; Recreation areas

### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Boat sheds; Child care centres; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hospitals; Neighbourhood shops; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Seniors housing

### **4 Prohibited**

Any development not specified in item 2 or 3