

02

Land Use Provisions



Consideration of Land Uses

The table below includes land uses that have been included in the Consolidated Central Coast Local Environmental Plan (CCLEP) that follow *Principle 5 - Permissibility Retention*, of *CCLEP Part 2 Permitted or Prohibited Development*, and additional explanation is considered relevant. These land uses are currently permissible in either the Gosford Local Environmental Plan 2014 or Wyong Local Environmental Plan 2013.

Land Use	Justification
RUI Primary Production	
<i>Aim to permit Helipads</i>	Helipads are permissible with consent under WLEP 2013. They are separately defined from air transport facilities and are considered an appropriate use in the RU1 zone particularly given the large land area and remoteness of some RU1 land.
<i>Aim to permit Dual Occupancies</i>	Dual Occupancy is permissible with consent under WLEP 2013. It is considered that dual occupancy is similar to secondary dwellings which are permissible under both GLEP 2014 and WLEP 2013. The key difference by permitting dual occupancies is the size of the dwelling, where it is considered that the DA process can mitigate these impacts. It is also noted that attached dual occupancy developments were permissible in the former 7(b) Scenic protection and 7(c2) Scenic Protection - Rural Small Holdings zones of IDO 122.
<i>Aim to permit Home occupation (sex services)</i>	Home Occupation (sex services) is permissible with consent under WLEP 2013. Home occupations generally are proposed to be permissible with consent. This additional type of home occupation is likely to be low impact and is permissible with consent under the WLEP 2013. Additional controls for Home occupation are included in both Wyong DCP 2013 and Gosford DCP 2013.
<i>Aim to permit recreation facility (outdoor)</i>	Recreation facility (outdoor) is permissible with consent under WLEP 2013. This use includes equestrian centres, driving ranges, paintball etc.

Land Use	Justification
	<p>These uses are considered appropriate in the RU1 zone and are unlikely to result in land use conflict.</p>
RU2 Rural Landscape	
<p><i>Aim to <u>permit</u> Intensive Livestock Agriculture</i></p>	<p>Intensive livestock agriculture (including poultry farms) is permissible under the GLEP 2014. The former Gosford LGA produces over 35% of the Sydney Regions poultry meat.</p> <p>The land use should be retained to ensure that a viable agricultural industry is not adversely affected. The application of the RU2 zone will require review through the preparation of the comprehensive LEP. In the interim, management of this land use will be undertaken through the development assessment process.</p>
<p><i>Aim to <u>permit</u> Dual occupancy</i></p>	<p>Dual Occupancy is permissible under WLEP 2013. It is considered that dual occupancy is similar to secondary dwellings which are permissible under both GLEP 2014 and WLEP 2013. The key difference by permitting dual occupancies is the size of the dwelling, where the DA process can mitigate these impacts. It is also noted that attached dual occupancy developments were permissible in the former 7(b) Scenic protection and 7(c2) Scenic Protection - Rural Small Holdings zones of IDO 122.</p>
<p><i>Aim to <u>permit</u> Helipads</i></p>	<p>Helipads are permissible with consent under WLEP 2013. They are separately defined from air transport facilities and are considered an appropriate use in the RU1 zone particularly given the large land area and remoteness of some RU1 land.</p>
<p><i>Aim to <u>permit</u> Home occupation (Sex services)</i></p>	<p>Home occupations generally are proposed to be permissible with consent. This additional type of home occupation is likely to be low impact and is currently permissible under the WLEP 2013. Additional controls for Home occupation</p>

Land Use	Justification
	(Sex services) apply through the DCP.
RU3 Forestry	
<i>Aim to permit Camping Grounds; kiosks; recreation areas and recreation facilities (outdoor)</i>	<p>Camping Grounds; kiosks; recreation areas and recreation facilities (outdoor) are permissible with consent in WLEP 2013. Development of land in the RU3 zone is likely to be carried out by or on behalf of Forestry Corporation NSW. The land uses are consistent with the role and function of this authority.</p> <p>The impacts from these uses can be addressed through the Part 5 assessment process or through the provisions of SEPP (Infrastructure) 2007.</p>
RU5 Village	
<i>Aim to permit Home occupations (sex services)</i>	Home Occupation (sex services) is permissible with consent under WLEP 2013. This type of home occupation is likely to be low impact. Additional controls for Home occupation (Sex services) apply through the DCP.
<i>Aim to permit Light industries, Rural industries, Vehicle repair station and Vehicle sales or hire premises</i>	Light industries, rural industries, Vehicle repair stations and Vehicle Sales or hire premises are permissible with consent under GLEP 2014 and are reflective of existing uses within the former Gosford LGA. These uses are complimentary to and support surrounding rural/agricultural land uses. Any restriction of the permissibility of this use could unintentionally impact on agricultural operations. These land uses, within the former Wyong Shire, will be required to be assessed on its merits through the DA process. This land use (and the zoning of such) is to be further reviewed through the comprehensive LEP.
<i>Aim to permit Residential care facilities</i>	Residential care facility is permissible with consent under WLEP 2013. This use is consistent with the zone objectives and provides for aging in place (socially sustainable development)
<i>Aim to permit Secondary dwellings</i>	Secondary dwellings are permissible with



Land Use	Justification
	consent under WLEP 2013 and provide for an alternative form of affordable housing consistent with the objectives of the zone (socially sustainable).
<i>Aim to <u>permit</u> Shop top housing</i>	Shop top housing is permissible with consent under WLEP 2013 and provides for an alternative form of affordable housing consistent with the objectives of the zone (socially sustainable). It promotes development within the village centre,
<i>Aim to <u>permit</u> Tourist and visitor accommodation</i>	Tourist and visitor accommodation is permissible with consent under GLEP 2014. It promotes the ability for tourism within the rural areas without impacting on the primary production values of the surrounding agricultural land. It is compatible with the zone objectives. Further review of the types of tourist and visitor accommodation within this zone will be reviewed through the comprehensive LEP.
R1 General Residential	
<i>Aim to <u>permit</u> Home Occupation (sex services)</i>	Home occupation (sex services) is permissible with consent under WLEP 2013. This type of home occupation is likely to be low impact. Additional controls for Home occupation (Sex services) apply through the DCP.
<i>Aim to <u>permit</u> Educational Establishment</i>	Education Establishments are permissible with consent under WLEP 2013. This use is considered an appropriate use to service the educational needs of the surrounding residential areas. This avoids the need to rezone land to an SP2 zone to enable necessary social infrastructure.
<i>Aim to <u>permit</u> Secondary dwelling</i>	Secondary dwellings are permissible under WLEP 2013. This use is considered appropriate given the residential nature of the zone. SEPP Affordable Rental Housing permits secondary dwellings in the R1 zone due to dwelling houses being permissible in the zone under both GLEP



Land Use	Justification
	2104 and WLEP 2013.
R2 Low Density Residential	
<p><i>Aim to permit Dual occupancy</i> are</p>	<p>Dual occupancy is permissible under WLEP 2013 in the R2 zone. This use is considered consistent with the objectives of the zone and an appropriate land use. The addition of dual occupancy in the former Gosford LGA supports population growth, affordable housing and the ability to age in place. The use is an extension of secondary dwellings which are permissible with consent under both WLEP 2013 and GLEP 2014. Consent would be required for dual occupancy and any application would be assessed under the DCP for dual occupancy development.</p> <p>As outlined by DP&E in its review of Medium Density Housing dual occupancy development are one of the ways we can provide more diverse housing options to increase the supply and quality of low rise medium density housing across NSW. This form of development helps to fill the gap that has been termed 'the missing middle'. The inclusion of dual occupancy housing will also assist in meeting the targets outlined in the Central Coast Regional Plan 2036 for housing and population growth (41,500 more dwellings & 75,500 more people by 2036. A review of 40 other surrounding and similar LGA's was undertaken with 35 of the 40 permitting Dual occupancy in the R2 zone.</p>
<p><i>Aim to permit Semi-detached dwelling</i></p>	<p>Semi-detached dwellings are permissible under WLEP 2013. This use is an appropriate use in the R2 zone. They provide an alternate form of housing with each dwelling on its own allotment of land. A range of housing types provides flexibility and housing choice.</p>
<p><i>Aim to permit Health consulting rooms</i></p>	<p>Health consulting rooms are permissible with consent under WLEP 2013. This use is an appropriate use in the R2 zone and helps to</p>



Land Use	Justification
	support the surrounding residential area. Any potential impact on traffic and parking will be assessed as part of the development assessment process.
<i>Aim to permit Shop top housing</i>	Shop top housing is permissible with consent under WLEP 2013. This use is considered an appropriate use given the residential nature of the zone and neighbourhood shops being permissible in this zone under both the WLEP 2013 and GLEP 2014. This form of development provides for an alternate form of housing
B1 Neighbourhood Centre	
<i>Aim to permit Bed and breakfast accommodation</i>	Bed and breakfast accommodation is permissible under the WLEP 2013. The Standard Instrument LEP definition of a Bed and breakfast accommodation requires a dwelling, and Shop top housing contains dwellings and is proposed to be permissible in the B1 Zone. The permissibility of Bed and breakfast accommodation broadens the range of tourist accommodation potentially available within small centres, thus assisting tourism and supporting services available in centres, such as shops and restaurants.
<i>Aim to permit Office and Retail</i>	Office and retail premises are permitted under the GLEP 2014 and are considered a complimentary use in the B1 zone. Other permissible uses such as shops, business premises and medical centres, cater for a range of locally required services but do not cater for small start-up businesses including technical or professional businesses such as accountants or surveyors who could locate in a smaller centre and service the local community without having to locate in a major centre. The permissibility of Retail would also enlarge the range and flexibility of these opportunities within small local centres. Many of these uses may never establish for other economic / market reasons,



Land Use	Justification
	e.g. land costs, land take, uneconomical or small areas of B1 zoned land.
<p><i>Aim to <u>permit</u> Home occupation (sex services)</i></p>	<p>Home occupation (sex services) is permissible with consent under WLEP 2013. Home occupations and home business are proposed to be permissible with consent. This additional type of home occupation is likely to be low impact and is permissible with consent under the WLEP 2013. Additional controls for Home occupation (Sex services) apply through the DCP and can be managed through the development assessment process.</p>
<p><i>Aim to <u>permit</u> Place of public worship & Registered club in Gosford</i></p>	<p>Places of Public worship and Registered clubs are permissible in WLEP 2013 and such uses have historically always been present in local centres providing a focal point & meeting place for the community conveniently located near food outlets, shops, schools and transport services. Registered clubs contain uses akin to permissible uses such as Food and drink premises, Pubs and Restaurants.</p>
<p>B2 Local Centre</p>	
<p><i>Aim to <u>permit</u> Boatsheds, Charter and tourism boating facility, Mooring pen, Moorings and Water recreation structure in Gosford and Wharf or boating facility in Wyong</i></p>	<p>Boatsheds, Charter and tourism boating facility, Mooring pen, Moorings and Water recreation structure are permissible with consent under the WLEP 2013 and Wharf or boating facilities are permissible with consent under the GLEP 2014. While these uses are generally water based they are not inconsistent with the zone. The land uses would be appropriate where B2 land adjoined a waterway or reserve which may occur through future land rezoning or is the case for example at The Entrance where the B2 zone is separated from the waterway by a narrow stretch of RE1 zoned land. As such these uses are considered appropriate in this zone. It is also noted that Jetties and boat launching ramps are currently permitted in both WLEP 2013 and GLEP 2014 and are proposed to be carried into</p>

Land Use	Justification
	the CCLEP.
<i>Aim to <u>permit</u> Environmental facility</i>	Environmental facilities are permissible under WLEP 2013. The use is appropriate where the B2 zone adjoins recreation, or waterways. There is unlikely to be land use conflict as a result of this use.
<i>Aim to <u>permit</u> Environmental protection works and Flood mitigation works</i>	Environmental protection works and Flood mitigation works are permissible with consent under WLEP 2013. These uses are normally carried out by necessity. These activities / works are usually carried out by Council, though sometimes by private operators to regenerate or protect areas in association with establishment of a use. Given the nature of such works, it would be expected they would need to occur only periodically, but are nonetheless justified to be permissible, as required.
<i>Aim to <u>permit</u> Home based child care and Home business and Home occupation (sex services)</i>	Home based child care, Home Business and Home occupation (sex services) are permissible under the WLEP 2013. These uses are considered appropriate uses in the B2 zone. The SI LEP definitions of these uses require the presence of a <i>dwelling</i> and Shop top housing contains <i>dwellings</i> and is proposed to be <i>permissible</i> in the B2 zone. The permissibility of these uses broadens the range of businesses and associated services available within small centres, thus assisting in supporting the viability of centres. DCP controls also assist in managing these uses.
<i>Aim to <u>permit</u> Water reticulation system in Gosford</i>	Water reticulation systems are permissible with consent under WLEP 2013. The use includes water pipes, tunnels and, pumping stations. Whilst these works may be ancillary to a permissible use, making the use as a 'stand-alone' permissible use would provide more clarity in the land use table. Permissibility would also provide more flexibility for Council as the authority providing the infrastructure.
B3 Commercial Core	
<i>Aim to <u>permit</u> Amusement centres</i>	Amusement centres are permissible with consent under WLEP 2013 This use is an indoor recreation type use and is considered compatible in commercial

Land Use	Justification
	and shopping areas where this use is traditionally found.
<i>Aim to permit Home occupation (sex services)</i>	Home occupation (sex services) is permitted with consent under WLEP 2013 and is considered an acceptable use in this zone where there is generally high level of activity and population. The use requires a dwelling and shop top housing is proposed permissible in the B3 zone
<i>Aim to permit Veterinary hospital</i>	Veterinary hospitals are permissible with consent under the WLEP 2013. This use is a complementary use in centres where they service the everyday needs of residents living in those centres. The use is compatible with the zone objectives.
<i>Aim to permit Wharf or boating facility</i>	Wharf or boating facilities are permissible with consent under GLEP 2014. At present the uses are not practical as no B3 lands lie adjacent to waterways in Wyong (or Gosford), though the use would be considered acceptable if B3 land was adjacent to a waterway which could occur under a future rezoning.
B4 Mixed Use	
<i>Aim to permit Amusement centre</i>	Amusement centres are permissible under the WLEP 2013 and are considered a compatible use in the B4 zone.
<i>Aim to permit Correctional centres</i>	Correctional Centres are permissible under WLEP 2013 and are considered a complimentary use in the B4 zone. This use would rarely be proposed and for those with a capital investment values under thirty million dollars could be assessed by council and managed through the Development assessment process and for those over thirty million dollars would be assessed as state significant development.
<i>Aim to permit Home occupation (sex services)</i>	Home occupation (sex services) is permissible under WLEP 2013. This use is an acceptable use in the B4 zone where there's a high level of activity and population. Additional controls for Home occupation (Sex services) apply through the DCP.
<i>Aim to permit a Hospital and Veterinary</i>	Hospitals and veterinary hospitals are permissible under the WLEP 2013. These uses are complementary

Land Use	Justification
<i>hospital</i>	uses in the B4 zone. People are encouraged to move into the city centres, where there is a surplus of services & infrastructure, and the zone provides for the residents' everyday needs, e.g. employment, shops, medical centres, public transport, restaurant and as such hospitals and veterinary clinics are considered appropriate. It is also noted that Health services facilities (including hospitals) are permitted with consent in B2 – B7 zones under SEPP infrastructure.
<i>Aim to permit Service stations</i>	Service stations are permissible under the WLEP 2013 and are compatible with the B4 zone.
<i>Aim to permit Group home (permanent)</i>	Group home (permanent) is permissible in the GLEP 2014. The need for such facilities exists throughout the LGA, including for residents living & wanting to live in centres. The use is compatible with dwelling permissibility in the zone.
<i>Aim to permit Wharf or boating facility</i>	Wharf or boating facility is permissible under the GLEP 2014 and although no B4 land is adjacent to a waterway the use would be compatible if it was.
B5 Business Development	
<i>Aim to permit educational establishment (group term) and Hospital</i>	Educational establishments and hospitals are permissible with consent under the WLEP 2013. These uses are complementary in the B5 zone to service the everyday needs of residents living and working in centres. They may be required to be designed & operated differently to fit into the centre environment, which can be managed through the development assessment process.
<i>Aim to permit Home occupation (sex services)</i>	Home occupation (sex services) is permissible under WLEP 2013. This use is an appropriate use in the B5 zone where there is a high level of activity. A dwelling is required for this use and shop top housing, which contains a dwelling, is permissible in the B5 zone.
<i>Aim to permit Shop top housing</i>	Shop top housing is permissible with consent in

Land Use	Justification
	<p>all other B zones and permitted with consent in the B5 Zone under WLEP 2013. This is an appropriate use in the B5 zone given that these zones are located on busy main roads with high accessibility and regular public transport with a large range of nearby services.</p>
<p><i>Aim to permit Restricted premises</i></p>	<p>Restricted Premises are permissible with consent under WLEP 2013. This use is an appropriate use in the B5 zone where there is generally good visual surveillance and high levels of activity due to their location on main roads.</p>
<p><i>Aim to permit Industrial retail outlets</i></p>	<p>Industrial retail outlet is permissible with consent under GLEP 2014. This use is a use in conjunction with an industry / rural industry. Industries are prohibited; however Light industries are permissible, hence industrial retail outlet should be permissible.</p>
<p><i>Aim to permit Animal boarding & Training establishment</i></p>	<p>Animal boarding and training establishments are permissible with consent under the GLEP 2014. This use is considered an appropriate use and includes such uses as doggy days care and training facilities. It is not likely to result in land use conflict</p>
<p><i>Aim to permit Shops, Retail and kiosks</i></p>	<p>Retail premises are permissible with consent under the GLEP 2014. The permissibility of this use throughout the B5 zone would enlarge the range and flexibility of these opportunities within this zone. Shops and Kiosks are a sub term of retail premises and are complementary uses and permissible under the group term Retail.</p>
<p><i>Aim to permit Cellar door premises and Roadside stalls</i></p>	<p>These uses are permissible under the umbrella - higher term Retail (see above). Cellar door premises and Roadside stalls cannot generally occur as part of the SI LEP definition cannot be met, i.e. produce must come from the site or nearby, however, these uses are not considered inappropriate and would unlikely result in</p>

Land Use	Justification
	detrimental impact. As such where they could meet the SILEP definition they would be considered appropriate.
<i>Aim to permit Registered clubs</i>	Registered clubs are permissible with consent under the GLEP 2014. This use is a complementary use and similar to other permissible uses such as food and drink premises and pubs. Examples currently exist in the Central Coast including Gosford RSL Club at West Gosford and Erina Rugby Leagues Club at Erina.
B6 Enterprise Corridor	
<i>Aim to permit Home occupation (sex services) in Gosford</i>	Home occupation (sex services) is a suitable use in the B6 zone. This zone experiences high levels of activity. The use requires a dwelling and shop top housing is permissible in the B6 zone in WLEP 2013 and GLEP 2014. Additional controls apply for this use under the DCP.
<i>Aim to permit Registered clubs</i>	Registered clubs are permissible with consent under WLEP 2013. Such uses are complementary, and are akin to permissible uses such as Food and drink premises, Pub and Restaurants.
<i>Aim to permit Restricted premises</i>	Restricted premises are permissible with consent under WLEP 2013. This use is considered an appropriate use in the B6 zone. There are already examples of restricted premises operating in the B6 zone in areas such as North Wyong.
<i>Aim to permit Retail premises, cellar door premises and roadside stall</i>	Retail premises cellar door premises and roadside stall are permissible with consent under the GLEP 2014. The permissibility of these uses throughout the B6 zone would enlarge the range and flexibility of these opportunities within this zone. Cellar door and roadside stall fall under the higher term Retail. Cellar door premises and Roadside stalls cannot generally occur as part of the SILEP definition cannot be met, i.e. produce must come from the site or

Land Use	Justification
	<p>nearby, however, these uses are not considered inappropriate and would unlikely result in detrimental impact. As such where they could meet the SILEP definition they would be considered appropriate.</p>
<p><i>Aim to <u>permit</u> Residential flat buildings, Multi-dwelling housing and Serviced apartments</i></p>	<p>Residential flat buildings and multi-dwelling housing are permissible with consent under the GLEP 2014 and Serviced apartments are permissible with consent under the WLEP 2013. These uses are permitted where part of a mixed use development and provide various forms of accommodation close to employment.</p>
<p><i>Aim to <u>permit</u> Service station, Transport depot and Vehicle repair station, vehicle body repair workshop</i></p>	<p>Service Stations, Transport depots, Vehicle repair stations and vehicle body repair workshops are permissible with consent under WLEP 2013. Service station is considered a complementary use in the B6 zone and examples of those already operating can be found at West Gosford, Wyong and North Wyong. Similarly Transport depot, vehicle repairs stations and vehicle body repair workshops are compatible with the B6 zone whose location on main roads provides good vehicular access.</p>
<p><i>Aim to <u>permit</u> Veterinary hospital</i></p>	<p>Veterinary hospitals are permissible with consent under the WLEP 2013. This use provides services to the everyday needs of residents living in and around centres and is considered a complementary use in the B6 zone.</p>
<p>IN1 General Industrial</p>	
<p><i>Aim to <u>permit</u> Agriculture</i></p>	<p>Agriculture is permitted with consent under the GLEP 2014 and is relevant in the Somersby industrial area due to the proximity to the hinterland. The use is not a source of conflict nor is it likely to compete with other more traditional industrial uses on the basis of economics. As such the market would determine where this develops/remains.</p>
<p><i>Aim to <u>permit</u> Crematorium, Mortuary and Restricted Premises</i></p>	<p>Crematoriums, Mortuaries and Restricted premises are permitted with consent under the WLEP 2013. These uses are suitable in this zone</p>

Land Use	Justification
	with unlikely land use conflicts and limited suitable alternative zones.
<i>Aim to <u>permit</u> Food and drink premises and kiosks</i>	Food and drink premises are permitted with consent under the WLEP 2013 with restaurant and café being permitted in the GLEP 2014. The range of uses covered by 'food and drink premises' are considered a complimentary use and are appropriate in the IN1 zone. Similarly, kiosks are also a complimentary use in this zone
<i>Aim to <u>permit</u> Liquid fuel depots</i>	Liquid fuel depots are permissible with consent under WLEP 2013. Liquid fuel depots are considered suitable in the IN1 zone where the need exists, particularly given the limited alternative appropriate zones.
<i>Aim to <u>permit</u> Plant nurseries</i>	Plant nursery is permissible with consent under the WLEP 2013 and is considered to be a complementary use where land use conflict is limited.
<i>Aim to <u>permit</u> Passenger transport facility</i>	Passenger transport facility is permissible with consent under GLEP and considered a suitable use in this zone.
<i>Aim to <u>permit</u> Recreation facility (indoor), Recreation facility (major) and Recreation facility (outdoor)</i>	Recreation facility (indoor), and recreation facility (outdoor) are permissible with consent under the GLEP 2014 and Recreation facility (major) is permissible with consent under the WLEP 2013. These uses are considered appropriate uses in this zone with current examples of this including indoor swimming pools for private swimming lessons.
<i>Aim to <u>permit</u> Health services facility (group term).</i>	Health services facilities are permissible with consent under the WLEP 2013. Health services facility (with the exception of hospital) is considered appropriate within the IN1 zone and provides health services in accessible locations. This use is currently permitted under the WLEP 2013.



Land Use	Justification
RE1 Public Recreation	
<i>Aim to <u>permit</u> carpark</i>	Carparks are permissible with consent under the GLEP 2014. This use would generally be ancillary to another permitted use; however, is considered appropriate in this zone to service recreation areas.
<i>Aim to <u>permit</u> Eco-tourist facilities</i>	Eco-tourist facilities are permissible with consent under the WLEP 2013. This use is considered an appropriate use in the RE1 zone and provides accommodation with minimal impact on the surrounding environment.
<i>Aim to <u>permit</u> Entertainment facilities</i>	Entertainment facilities are permissible with consent under WLEP 2013. This use is considered an appropriate use in the RE1 zone and provides another form of recreation in this zone.
<i>Aim to <u>permit</u> Food and drink premises</i>	Food and drink premises are permissible with consent under WLEP 2013. This use is considered an appropriate use in the RE1 zone. The use helps to activate recreation areas and provide services to those using these areas.
<i>Aim to <u>permit</u> Function Centres</i>	Function Centres are permissible with consent under WLEP 2013. Many existing function centres are located on lands within the RE1 zone. The use is consistent with the objectives of the zone.
<i>Aim to <u>permit</u> Registered Clubs</i>	Registered Clubs are permissible with consent under the WLEP 2013. This use includes uses such as bowling and golf clubs. This is an appropriate land use fit for this zone.
<i>Aim to <u>prohibit</u> Waste or resource management facility (group term)</i>	Waste or resource management facility (Group term) is permissible with consent under the WLEP 2013. This use is not compatible with the general intent of the zone objectives and would result in possible land use conflicts.
<i>Aim to <u>permit</u> Water supply system (group term)</i>	Water supply system (group term) includes Water reticulation system, Water storage facility

Land Use	Justification
	and Water treatment facility and is permissible with consent under WLEP 2013. These uses are considered appropriate in the RE1 zone. This use provides the ability to service recreation areas and sporting facilities and includes essential infrastructure.
RE2 Private Recreation	
<i>Aim to permit Amusement centre</i>	Amusement centres are permissible with consent under the WLEP 2013. This use is considered appropriate in the RE2 zone to provide entertainment and recreation.
<i>Aim to permit Camping ground</i>	Camping ground is permissible with consent under the WLEP 2013. This use is considered appropriate within the RE2 zone to provide for low impact accommodation within recreation areas.
<i>Aim to permit Eco-tourist facilities</i>	Eco-tourist facilities are permissible with consent under the WLEP 2013. This use is an appropriate use in the RE1 zone and provides for accommodation that is sensitive to the surrounding environment.
<i>Aim to permit Food and drink premises</i>	Food and drink premises are permissible with consent under the WLEP 2013. This use is considered appropriate within the RE2 zone to provide facilities and services to those using recreation areas.
<i>Aim to permit Water supply system and Sewerage systems (group term)</i>	Water supply system and Sewerage systems (group term) are permissible with consent under WLEP 2013. The uses within the group terms, in particular water reticulation, sewage reticulation and water recycling facility, are appropriate uses in the RE2 zone, to provide essential servicing.
E2 Environmental Conservation	
<i>Aim to permit Eco-tourist facilities</i>	Eco-tourist facilities are permissible with consent under the WLEP 2013. This use is appropriate in the E2 zone. The supporting LEP clause of the CCLEP provides sufficient controls



Land Use	Justification
	for this use.
<i>Aim to <u>permit</u> Flood mitigation works</i>	Flood mitigation works are permissible with consent in the WLEP 2013. This use has been included for consistency and for where SEPP Infrastructure does not apply.
<i>Aim to <u>permit</u> Research stations</i>	Research stations are permissible with consent under the WLEP 2013. The land use is consistent with the qualities and objectives of the zone.
<i>Aim to <u>permit</u> Water reticulation systems and Water storage facilities, Sewage reticulation system and Water recycling facilities</i>	Water reticulation systems are permissible with consent under the WLEP 2013, Water storage facilities are permissible with consent under the GLEP 2014 and Sewage reticulation systems and water recycling facilities are currently prohibited under both the WLEP 2013 and GLEP 2014. The uses provide effective servicing of adjoining land. Clause 7.10 Council Infrastructure of WLEP 2013 could apply to these uses and is proposed to be retained; however, this provision cannot be used in environmentally sensitive areas. As such these uses are recommended permissible with consent.
E3 Environmental Management	
<i>Aim to <u>permit</u> Animal boarding or training establishments, Veterinary hospitals</i>	Animal boarding or training establishments and veterinary hospitals are consistent with the objectives of the E3 zone and the proposed 20ha minimum lots size reduces potential for land use conflict. The use is currently permissible under IDO 122 and GLEP 2014.
<i>Aim to <u>permit</u> Dual occupancies</i>	Dual occupancies are permissible with consent under WLEP 2013. Both former Councils permitted a form of two dwellings per parcel, either through secondary dwelling (Gosford & Wyong) or dual occupancies (in Wyong only). The main impact would affect former Gosford through the potential size of the second dwelling; however, this can be mitigated through the DA process for dual occupancies.

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<i>Aim to <u>permit</u> Eco-tourist facilities</i>	Eco-tourist facilities are permissible with consent under the WLEP 2013. This use is considered appropriate in the E2 zone and the LEP clause of the CCLEP will provide sufficient controls for this use.
<i>Aim to <u>permit</u> Farm stay accommodation</i>	Farm stay accommodation is permissible with consent under the WLEP 2013. A number of other agricultural uses are already permissible within this zone. This use supports the viability of these land uses
<i>Aim to <u>permit</u> Horticulture</i>	Horticulture is permissible with consent under the WLEP 2013. Approximately 15% of the former Wyong LGA horticultural operations are located within the E3 zone. This land use is one of the most productive agricultural uses within the former LGA. Prohibition and existing use rights would potentially be detrimental to this industry. The Site Specific DCP chapter for this use is proposed to be retained which requires establishment of adequate buffers in accordance with DPI guidelines and appropriate nutrient management.
<i>Aim to <u>permit</u> Sewage treatment plants; water recycling facility; and water reticulation system</i>	Sewage treatment plants; water recycling facility; and water reticulation systems are permissible with consent under the WLEP 2013. These uses provide effective servicing of adjoining land. Clause 7.10 Council Infrastructure of WLEP 2013 is proposed to be retained; however, this provision cannot be used in environmentally sensitive areas. As such these uses should be permitted within the E3 zone.
E4 Environmental Living	
<i>Aim to <u>permit</u> Child care centres</i>	Child care centres are permissible with consent under WLEP 2013 and IDO 122 in the 7 (c2) zones. The provision of childcare services is considered appropriate in this zone and can be managed through the DCP controls. The colocation of childcare and educational



Land Use	Justification
	establishments is considered beneficial.
<i>Aim to permit Dual occupancies</i>	Dual Occupancy is permissible with consent under WLEP 2013. It is considered that dual occupancy is similar to secondary dwellings which are permissible under both GLEP 2014 and WLEP 2013. The key difference by permitting dual occupancies is the size of the dwelling, where it is considered that the DA process can mitigate these impacts.
<i>Aim to permit Eco tourist facilities</i>	Eco-tourist facilities are permissible with consent under the WLEP 2013. This use is considered appropriate in the E4 zone and the LEP clause of the CCLEP will provide sufficient controls for this use.
<i>Home occupations (sex services)</i>	Home Occupation (sex services) is permissible with consent under WLEP 2013. Home occupations generally are proposed to be permissible with consent. This additional type of home occupation is likely to be low impact and is permissible with consent under the WLEP 2013. Additional controls for Home occupation (sex services) apply through the Development Control Plan (DCP).
<i>Aim to permit water reticulation system; water recycling facility</i>	Water recycling facility and water reticulation systems are permissible with consent under the WLEP 2013. These uses provide effective servicing of adjoining land. Clause 7.10 Council Infrastructure of WLEP 2013 is proposed to be retained; however, this provision cannot be used in environmentally sensitive areas. As such these uses should be permitted within the E4 zone.
<i>Aim to permit Veterinary hospitals</i>	Veterinary hospitals are permissible with consent under the GLEP 2014 and IDO 122 in the 7(c2) Scenic Protection – Rural small holdings zone. This use provides a necessary service to the surrounding rural areas and is not likely to result in land use conflict
W1 Natural Waterways	

Land Use	Justification
<p><i>Aim to permit Jetty, Passenger transport facility; Research station; Boatsheds and Water recreation structures</i></p>	<p>Jetty, Passenger transport facility and research stations are permissible with consent under the WLEP 2013 and Boatsheds and Water recreation structures are permissible with consent under the GLEP 2014. These uses are considered appropriate within the W1 zone. A Jetty and water recreation structure provides access to the water for fishing and other uses consistent with the objectives of the zone. Passenger transport facility allows for the assembly or dispersal of passengers from various forms of transport allowing for essential connections. While Research stations and boatshed are consistent with use of the waterway for fishing and research purposes and are consistent with the objectives of the zone.</p>
<p><i>Aim to permit aquaculture</i></p>	<p>Aquaculture is permissible with consent under GLEP 2014. It is an appropriate use in the W1 zone and consistent with the objective to provide for sustainable fishing industries and aquaculture.</p>
<p>W2 Recreational Waterways</p>	
<p><i>Aim to permit aquaculture</i></p>	<p>Aquaculture is permissible with consent under the WLEP 2013. This use is an appropriate use in the W2 zone and consistent with the objective to provide for sustainable fishing industries.</p>
<p><i>Aim to permit carparks</i></p>	<p>Carparks are permissible with consent under the GLEP 2014. This use would generally be ancillary to another permitted use; however, is considered appropriate in this zone to service water recreation areas.</p>
<p><i>Aim to permit Passenger transport facility</i></p>	<p>Passenger transport facilities are permissible with consent under the WLEP 2013. This use allows for the assembly or dispersal of passengers from a various forms of transport and allows for connections between motor vehicles, buses and ferries, and associated car parking.</p>



Land Use	Justification
<p><i>Aim to <u>permit</u> Food and drink premises and function centres</i></p>	<p>Food and drink premises and function centres are permissible with consent under the GLEP 2104 and are considered an appropriate use in the W2 zone where the development may be adjacent to or partially within the waterway. This use is considered appropriate in this zone particularly with a number of restaurants being located and encouraged along the foreshore.</p>
<p><i>Aim to <u>permit</u> Markets</i></p>	<p>Markets are permissible with consent under the GLEP 2014. While it is unlikely to have markets in this location it is considered an appropriate use where structures are located within the W2 zone (e.g. boardwalks, decks etc.) This use is permissible in similar Council Shoalhaven Council.</p>



Summary of Land Use Amendments

The following tables provide a summary of the proposed changes to land use permissibilities within each of the proposed zones of the Consolidated Local Environmental Plan.

These changes have resulted from the application of Principle 5 – Permissibility Retention and Principle 2 – Applicability.

Zone RU1 Primary Production		
<i>Instrument</i>	<i>Proposed Change</i>	<i>Land Use</i>
Both	Proposed Permissible	agriculture (group term) sewage reticulation system water recycling facility
Gosford	Proposed Permissible	boat launching ramp cellar door premises rural supplies community facility environmental facility flood mitigation works helipad home business home occupation (sex services) home industry information and education facility recreation facility (outdoor) dual occupancy dual occupancy (attached) dual occupancy (detached) building identification sign business identification sign water recreation structure water supply system (group term) water reticulation system water treatment facility
	Change of Consent	horticulture viticulture
	Proposed Prohibited	garden centre
Wyong	Proposed Permissible	landscape materials supplies plant nursery
	Proposed Prohibited	air transport facility (group term) airport heliport camping ground



Zone RU2 Rural Landscapes		
<i>Instrument</i>	<i>Change</i>	<i>Land Use</i>
Both	Proposed Permissible	Sewage reticulation system Water recycling facility
Gosford	Proposed Permissible	boat launching ramp camping ground cellar door premises community facility environmental facility flood mitigation works forestry helipad home business home occupation (sex services) information and education facility dual occupancy dual occupancy (attached) dual occupancy (detached) rural industry (group term) agricultural produce industry livestock processing industry sawmill or log processing works stock and sale yard building identification sign business identification sign water recreation structure water supply system (group term) water reticulation system water treatment facility
Wyong	Proposed Permissible	agriculture (group term) aquaculture intensive livestock agriculture dairy (restricted) feedlot piggeries poultry farms garden centre landscape materials supplies plant nursery helipad
	Change of Consent	recreation area
	Proposed Prohibition	air transport facility (group term) airport heliport depot



Zone RU3 Forestry		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Gosford	Proposed Permissible	camping ground kiosk environmental facility flood mitigation works information and education facility recreation area recreation facility (outdoor)
Wyong	Change of Consent	environmental protection works

Zone RU5 Village		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed Permissible	sewage reticulation system water recycling facility
Gosford	Proposed Permissible	camping ground car park community facility entertainment facility environmental facility environmental protection works flood mitigation works function centre home based child care home business home occupation (sex services) public administration building secondary dwelling residential care facility shop top housing building identification sign business identification sign water supply system (group term) water reticulation system water storage facility water treatment facility
	Change of Consent	roads
	Proposed Prohibition	extensive agriculture dairy (pasture based) horticulture bulky goods premises retail premises

Zone RU5 Village		
Wyong	Proposed Permissible	bee keeping retail premises small bar landscape materials supplies timber yard vehicle sales or hire premises light industry high technology industry rural industry (group term) agricultural produce industry livestock processing industry sawmill or log processing works stock and sale yard tourist and visitor accommodation (group term) farm stay accommodation serviced apartment vehicle repair station
	Proposed Prohibitions	office premises

Zone RU6 Transition		
Instrument	Proposed Amendment	Land Use
Gosford	<i>Zone is not mapped in former Gosford LGA. Application of zone to be considered as part of the Comprehensive LEP project</i>	
Wyong	Proposed Permissible	Vehicle sales or hire premises Sewage reticulation system Water recycling facility

Zone R1 General Residential		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed Permissible	Sewage reticulation system
Gosford	Proposed Permissible	boat launching ramp boat shed educational establishment (group term) school emergency services facility environmental facility environmental protection works exhibition home exhibition village flood mitigation works home business home occupation (sex services) home industry information and education facility jetty secondary dwelling water recycling facility signage (group term) advertising Structure building identification sign business identification sign serviced apartment water reticulation system water storage facility
Wyong	Change of Consent	recreation area
	Proposed Prohibition	caravan park

Zone R2 Low Density Residential		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed Permissible	educational establishment (group term) school sewage reticulation system



Zone R2 Low Density Residential		
Gosford	Proposed Permissible	boat launching ramp emergency services facility environmental facility environmental protection works exhibition home exhibition village flood mitigation works health consulting rooms home business information and education facility jetty dual occupancy dual occupancy (attached) dual occupancy (detached) semi-detached dwelling shop top housing water recycling facility building identification sign business identification sign water reticulation system water storage facility
	Proposed Prohibited	Hospital
Wyong	Proposed Permissible	residential care facility
	Change of Consent	recreation area
	Proposed Prohibited	car park

Zone R3 Multiple Dwelling Residential		
Instrument	Proposed Amendment	Land Use
Gosford	<i>Zone is not mapped in former Gosford LGA. Application of zone to be considered as part of the Comprehensive LEP project</i>	
Wyong	Proposed Permissible	Sewage reticulation system

Zone R5 Large Lot Residential		
Instrument	Proposed Amendment	Land Use
Gosford	<i>Zone is not mapped in former Gosford LGA. Application of zone to be considered as part of the Comprehensive LEP project</i>	
Wyong	Proposed Permissible	Sewage reticulation system

Zone B1 Neighbourhood Centre		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed permissible	Water recycling facilities
Gosford	Proposed Permissible	boat shed car park charter and tourism boating facility hardware and building supplies environmental facility environmental protection works flood mitigation works hospital home based child care home business home occupation (sex services) information and education facility mooring pen moorings place of public worship public administration building registered club bed and breakfast accommodation waste or resource management facility (group term) waste or resource transfer station water recreation structure* note refer to dictionary definition - includes jetty, boat ramp water reticulation system
	Proposed Prohibited	airstrip industrial training facility dwelling house residential flat building sewerage system (group term) truck depot
Wyang	Proposed Permissible	office premises retail premises cellar door premises market roadside stall wharf or boating facility
	Change of Consent	recreation area roads
	Proposed Prohibited	highway service centre service station water storage facility



Zone B2 Local Centre		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed permissible	Water recycling facilities
Gosford	Proposed Permissible	boat shed charter and tourism boating facility environmental facility environmental protection works flood mitigation works home based child care home business home occupation (sex services) mooring pen moorings water recreation structure water reticulation system
	Proposed Prohibited	airstrip industrial training facility sewerage system (group term) truck depot
Wyong	Proposed Permissible	wharf or boating facility
	Change of Consent	recreation area
	Proposed Prohibited	highway service centre recreation facility (major) sex services premises water storage facility

Zone B3 Commercial Core		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed permissible	Water recycling facilities
Gosford	Proposed Permissible	amusement centre boat shed charter and tourism boating facility environmental facility environmental protection works flood mitigation works home based child care home business home occupation home occupation (sex services) mooring pen moorings recreation facility (major) recreation facility (outdoor) service station veterinary hospital water recreation structure water reticulation system
	Proposed Prohibited	airstrip industrial training facility sewerage system (group term) truck depot
Wyong	Proposed Permissible	wharf or boating facility
	Proposed Prohibited	highway service centre boarding house water storage facility

Zone B4 Mixed Use		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed permissible	Water recycling facilities
Gosford	Proposed Permissible	amusement centre boat shed car park charter and tourism boating facility correctional centre environmental facility environmental protection works flood mitigation works hospital home based child care home business home occupation (sex services) mooring pen moorings recreation facility (major) recreation facility (outdoor) research station service station veterinary hospital water recreation structure water reticulation system
	Proposed Prohibited	airstrip industrial training facility residential accommodation (group term) attached dwelling group home multi dwelling housing sewerage system (group term) truck depot
Wyong	Proposed Permissible	group home (permanent) wharf or boating facility
	Proposed Prohibited	highway service centre water storage facility

Zone B5 Business Development		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed permissible	Water recycling facilities
Gosford	Proposed Permissible	amusement centre boat shed car park charter and tourism boating facility child care centre bulky goods premises garden centre hardware and building supplies landscape materials supplies rural supplies educational establishment (group term) school electricity generating works entertainment facility environmental facility environmental protection works flood mitigation works hospital home based child care home business home occupation home occupation (sex services) mooring pen moorings recreation area recreation facility (major) recreation facility (outdoor) research station shop top housing restricted premises self storage units transport depot vehicle repair station water recreation structure water reticulation system
	Proposed Prohibited	airstrip sewerage system (group term)
Wyong	Proposed Permissible	animal boarding or training establishment retail premises cellar door premises kiosk roadside stall shop industrial retail outlet

Zone B5 Business Development		
		registered club
	Proposed Prohibited	highway service centre water storage facility

Zone B6 Enterprise Corridor		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed permissible	Water recycling facilities
Gosford	Proposed Permissible	amusement centre boat shed charter and tourism boating facility commercial premises (group term) rural supplies electricity generating works environmental facility environmental protection works flood mitigation works function centre home based child care home business home occupation (sex services) information and education facility mooring pen moorings recreation area recreation facility (major) recreation facility (outdoor) registered club research station restricted premises service station storage premises (group term) self storage units serviced apartments transport depot vehicle body repair workshop vehicle repair station veterinary hospital water recreation structure water reticulation system
	Proposed Prohibited	airstrip sewerage system (group term)

Zone B6 Enterprise Corridor		
Wyong	Proposed Permissible	retail premises cellar door premises roadside stall industrial retail outlet multi dwelling housing residential flat building
	Proposed Prohibited	vehicle body repair workshop water storage facility

Zone B7 Business Park		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Gosford	<i>Zone is not mapped in former Gosford LGA. Application of zone to be considered as part of the Comprehensive LEP project</i>	
Wyong	Proposed permissible	Water recycling facilities

Zone IN1 General Industrial		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Gosford	Proposed Permissible	amusement centre boat building and repair facility car park food and drink premises take away food and drink premises pub small bar kiosk plant nursery crematorium environmental protection works flood mitigation works health services facility (group term) medical centre community health service facilities health consulting rooms liquid fuel depot general industry light industry high technology industry home industry mortuary recreation facility (major) research station restricted premises water supply system (group term) water reticulation system water storage facility water treatment facility
	Proposed Prohibition	educational establishment (group term) school heavy industry hazardous industry offensive industry

Zone IN1 General Industrial		
Wyong	Proposed Permissible	agriculture (group term) aquaculture extensive agriculture bee keeping dairy (pasture based) intensive livestock agriculture dairy (restricted) feedlot piggeries poultry farms intensive plant agriculture horticulture turf farming viticulture boat launching ramp function centre jetty passenger transport facility recreation facility (indoor) recreation facility (outdoor) registered club wharf or boating facility
	Change of Consent	recreation area
	Proposed Prohibition	hospital

Zone IN2 Light Industry		
Instrument	Proposed Amendment	Land Use
Gosford	<i>Zone is not mapped in former Gosford LGA. Application of zone to be considered as part of the Comprehensive LEP project</i>	
Wyong	Nil	As per existing Wyong

Zone IN4 Working Waterfront		
Instrument	Proposed Amendment	Land Use
Gosford	Nil	As per existing Gosford
Wyong	<i>Zone is not mapped in former Gosford LGA. Application of zone to be considered as part of the Comprehensive LEP project</i>	

Zone SP3 Tourist		
Instrument	Proposed Amendment	Land Use
Gosford	<i>Zone is not mapped in former Gosford LGA. Application of zone to be considered as part of the Comprehensive LEP project</i>	
Wyong	Nil	As per existing Wyong

Zone RE1 Public Recreation		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Gosford	Proposed Permissible	boat launching ramp boat shed charter and tourism boating facility food and drink premises take away food and drink premises pub small bar market eco-tourist facility emergency services facility entertainment facility flood mitigation works function centre information and education facility jetty marina mooring pen moorings recreation facility (indoor) recreation facility (major) recreation facility (outdoor) registered club sewerage system (group term) biosolids treatment facility sewage reticulation system sewage treatment plant water recycling facility building identification sign business identification sign water supply system (group term) water reticulation system water storage facility water treatment facility
Wyong	Proposed Permissible	car park
	Change of Consent	environmental facility environmental protection works
	Proposed Prohibited	public administration building waste or resource management facility (group term) resource recovery facility waste disposal facility waste or resource transfer station

Zone RE2 Private Recreation		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Gosford	Proposed Permissible	amusement centre boat launching ramp boat shed camping ground caravan park charter and tourism boating facility food and drink premises take away food and drink premises pub small bar market eco-tourist facility emergency services facility entertainment facility flood mitigation works function centre information and education facility jetty marina mooring pen moorings recreation facility (major) sewerage system (group term) biosolids treatment facility sewage reticulation system sewage treatment plant water recycling facility building identification sign business identification sign water recreation structure* note refer to dictionary definition - includes jetty, boat ramp water supply system (group term) water reticulation system water storage facility water treatment facility
Wyong	Nil	As per existing Wyong



Zone E1 National Parks		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Gosford	Nil	As per Standard Instrument
Wyong	Nil	As per Standard Instrument

Zone E2 Environmental Conservation		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed Permissible	sewage reticulation system water recycling facility
Gosford	Proposed Permissible	eco-tourist facility flood mitigation works research station water reticulation system
	Proposed Prohibited	home occupation dwelling house bed and breakfast accommodation
Wyong	Proposed Permissible	water storage facility

Zone E3 Environmental Management		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed Permissible	sewage reticulation system
Gosford	Proposed Permissible	horticulture community facility eco-tourist facility emergency services facility environmental facility farm building flood mitigation works home business information and education facility recreation area research station dual occupancy dual occupancy (attached) dual occupancy (detached) sewage treatment plant water recycling facility building identification sign business identification sign farm stay accommodation water recreation structure water supply system (group term)



Zone E3 Environmental Management		
		water reticulation system water treatment facility
Wyong	Proposed Permissible	animal boarding or training establishment veterinary hospital

Zone E4 Environmental Living		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed Permissible	sewage reticulation system
Gosford	Proposed Permissible	roadside stall community facility emergency services facility environmental facility farm building flood mitigation works home business home occupation (sex services) information and education facility research station dual occupancy dual occupancy (attached) dual occupancy (detached) group home group home (permanent) group home (transitional) respite day care centre water recycling facility water supply system (group term) water reticulation system water treatment facility
	Change of Consent	recreation area
	Proposed Prohibition	extensive agriculture dairy (pasture based) camping ground caravan park restaurant or cafe pub recreation facility (indoor) recreation facility (outdoor) registered club tourist and visitor accommodation (group term) backpackers accommodation farm stay accommodation hotel or motel accommodation serviced apartment veterinary hospital



Zone E4 Environmental Living		
Wyong	Proposed Permissible	eco-tourist facility signage (group term) advertising Structure
	Proposed Prohibition	horticulture child care centre



Zone W1 Natural Waterways		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed Permissible	sewage reticulation system water recycling facility water reticulation system
Gosford	Proposed Permissible	flood mitigation works jetty passenger transport facility research station
Wyong	Proposed Permissible	aquaculture boat shed moorings water recreation structure
	Change of Consent	environmental facility environmental protection works

Zone W2 Recreational Waterways		
<i>Instrument</i>	<i>Proposed Amendment</i>	<i>Land Use</i>
Both	Proposed Permissible	sewage reticulation system water recycling facility water reticulation system
Gosford	Proposed Permissible	aquaculture boat launching ramp charter and tourism boating facility emergency services facility flood mitigation works information and education facility jetty passenger transport facility building identification sign business identification sign wharf or boating facility
Wyong	Proposed Permissible	car park food and drink premises restaurant or cafe pub small bar market function centre
	Change of Consent	environmental facility environmental protection works moorings