



**Item No:** 4.1  
**Title:** Draft Central Coast Local Environmental Plan and  
Draft Central Coast Development Control Plan -  
Supplementary Report  
**Department:** Environment and Planning

---

14 December 2020 Ordinary Council Meeting

**Reference:** F2016/02118-005 - D14262852  
**Author:** Rodney Mergan, Senior Strategic Planner  
Scott Duncan, Section Manager, Land Use and Policy  
Breanne Bryant, Acting Section Manager, Urban Planning and Development  
Jenny Mewing, Principal Strategic Planner  
**Manager:** Shari Driver, Unit Manager, Strategic Planning  
**Executive:** Scott Cox, Director Environment and Planning

### **Report Purpose**

To seek Council endorsement to finalise and adopt the draft Central Coast Local Environmental Plan (CCLEP) and Central Coast Development Control Plan (CCDCP).

### **Executive Summary**

- Following amalgamation of the former Gosford City and Wyong Shire Councils it was resolved in November 2016 to prepare a consolidated Local Environmental Plan (LEP) and Development Control Plan (DCP) for the Central Coast.
- A planning Proposal was prepared by Council and lodged with Department of Planning, Industry and Environment (DPIE) in March 2017 to consolidate the existing environmental planning instruments (EPIs) applicable to the Central Coast Local Government Area (LGA). These include the Standard Instrument LEPs being Gosford Local Environmental Plan 2014 (GLEP 2014) and Wyong Local Environmental Plan 2013 (WLEP 2013), as well as deemed EPIs, being, Interim Development Order No. 122 (IDO 122), Gosford Planning Scheme Ordinance (GPSO) and Interim Development Order No. 146 (IDO 146).
- A draft DCP was also prepared to support the CCLEP and consolidates the Gosford DCP 2013 and the Wyong DCP 2013.
- The Planning Proposal was assessed and supported by DPIE to proceed and a Gateway Determination was issued in October 2017.
- The CCLEP has been prepared as a Digital Environmental Planning Instrument and is a digital mapping Pilot Project for DPIE in conjunction with Council. This is a catalyst project for the rest of NSW moving to digital LEP mapping.
- Extensive consultation was undertaken with agencies, the community and Councillors and included public exhibition of 56 days between 6 December 2018 to 28 February 2019.
- There were 756 public submission received during exhibition. All submissions have been considered and the findings of the agency consultation, public exhibition and

#### **4.1 Draft Central Coast Local Environmental Plan and Draft Central Coast Development Control Plan - Supplementary Report (contd)**

---

recommended amendments to the draft CCLEP and CCDCP are outlined in Attachments 3, 4 and 5.

- The report on the outcomes of exhibition was first tabled for consideration (but deferred) by Council at the 9 December 2018 Ordinary Council Meeting (see the report at Attachment 2).
- Further information was provided to Councillors and the deferred report was reconsidered at the 9 March 2019 Ordinary Council Meeting (see the report at Attachment 1).
- Finalisation of the CCLEP and CCDCP were further deferred at the 9 March 2020 meeting for a number of actions, including additional Councillor briefings and considerations.
- These actions have now been undertaken and considered as detailed in this report and its attachments.
- In response to public submissions and Councillor input those lands identified as 'Deferred Matters' under GLEP 2014 will remain deferred under the CCLEP and be rezoned following the Environmental Lands Review. Other key changes proposed to the CCLEP and CCDCP as a consideration of submissions and Council consultation include, but are not limited to:
  - Retention of 8.5m maximum building height in the former Gosford LGA R2 Low Density Residential zone;
  - Retention of the 550m<sup>2</sup> minimum lot size where it currently applies in the former Gosford LGA to the R2 Low Density Residential zone
  - Retention of current DCP 3.1 Floodplain Management controls
- This report proposes to consolidate the two Standard Instruments LEPs and DCPs from the two former councils, Gosford and Wyong. This would result in the CCLEP applying to approximately 95% of the LGA.
- There are three remaining deemed EPs that are proposed to be consolidated following the Central Coast wide Environmental Lands Review (as per the comprehensive 'road map' included in Attachment 6).

Relevant planning discussion, preceding Council reports and evaluation of the matters raised by Council when consideration of the CCLEP was deferred on 9 March 2020 are appended to this report. This includes the assessment of submissions received through agency and public consultation.

As Council has not been delegated authority to make this LEP, endorsement of the proposal will require a submission to be provided to DPIE requesting that the draft CCLEP be made.

The CCLEP is a critical step for Council to deliver its Comprehensive LEP and it is therefore recommended that Council adopt the CCLEP and CCDCP.

#### **4.1 Draft Central Coast Local Environmental Plan and Draft Central Coast Development Control Plan - Supplementary Report (contd)**

---

##### **Environment and Planning Recommendation:**

- 1 *That Council adopt the draft Central Coast Local Environment Plan (CCLEP) and Central Coast Development Control Plan (CCDCP) as amended in response to issues raised during the public exhibition in line with the changes as shown in Attachment 5.*
- 2 *That Council request The Department of Planning, Industry & Environment (DPIE), under Section 3.36 of the Environmental Planning and Assessment Act 1979 (EP&A Act), to defer the inclusion of lands currently identified as Deferred Matters under Gosford Local Environmental Plan 2014 (GLEP 2014) from CCLEP.*
- 3 *That an Environmental Lands Review and Planning Proposal to review the Deferred Matters under Gosford Local Environmental Plan 2014 (GLEP 2014) be commenced and that this project be given a high priority on the Strategic Planning Unit's work program.*
- 4 *That Council resolve that the Chief Executive Officer (CEO) or Acting CEO may make other minor alterations to the planning proposal, draft CCLEP and draft CCDCP as deemed necessary.*
- 5 *That Council advise all those that made a submission of the decision.*

##### **Report**

A summary of the background and strategic assessment for the project is provided in Attachment 6. The previous reports to Council, including the outcomes of agency and public consultation are provided in Attachments 1 to 4 inclusive.

Attachment 7 lists the items from the Council resolution of 9 March 2020 and specifically addresses Council's concerns regarding the draft CCLEP and draft CCDCP which include:

- retention of the 550m<sup>2</sup> minimum lot size on land zoned R2 Low Density Residential in the former Gosford Local Government Area (LGA); and
- retention of the current controls for the 'Deferred Matters' lands in response to community concerns until such time as an Environmental Lands Review has been conducted.

##### **Financial Considerations**

At its meeting held 19 October 2020, Council resolved the following:

- 1036/20 *That any motions put before Council for the remainder of this term of Council that have financial implications require the Chief Executive Officer to provide a report on how those additional costs will be met.*

The following statement is provided in response to this resolution of Council.

The adoption of the CCLEP and CCDCP will not commit any finances from Council and will lead to consistency and certainty of planning controls for the Central Coast as well as organisational efficiencies.

**Link to Community Strategic Plan “One – Central Coast” (CSP)**

The CSP defines the community’s vision and roadmap for the future. The plan, prepared with extensive community input, establishes themes and focus areas which set key directions and priorities for the sustainable growth of the Central Coast. The draft CCLEP and CCDCP support the themes of the CSP.

Theme 3: Green

**Goal E: Environmental resources for the future**

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Theme 4: Responsible

**Goal G: Good governance and great partnerships**

R-I4: Provide a range of housing options to meet the diverse and changing needs of the community and there is adequate affordable housing.

Theme 4: Responsible

**Goal G: Good governance and great partnerships**

R-I1: Preserve local character and protect our heritage and rural areas including concentration of development along transport corridors and around town centres and east of the M1.

**Risk Management**

The draft CCLEP and CCDCP consolidation will assist in removing complexity in lodging and assessing applications for development across the Central Coast LGA and will simplify the planning process for staff, the development industry and the community.

**Critical Dates or Timeframes**

The current Gateway Approval from DPIE indicates that Council is required to complete this Planning Proposal by 26 February 2021 and Council is required to inform DPIE by December

#### **4.1 Draft Central Coast Local Environmental Plan and Draft Central Coast Development Control Plan - Supplementary Report (contd)**

---

2020 if this timeframe cannot be met. As per the provisions of the EP&A Act, DPIE may take action to make the draft CCLEP immediately if meaningful progress is not being made.

#### **Conclusion**

The process of consolidating Council's environmental planning instruments and development control plans commenced soon after the amalgamation of the former Wyong Shire and Gosford City Council in 2016 and is a critical stage in delivering a Comprehensive LEP. Over a four-year period, there has been extensive public, agency and Council consultation. The recommended deferral of items identified in Attachment 2 is an acknowledgement that additional work and studies are required (in a sequenced manner as per the Comprehensive 'road map') to ensure that impacts have been adequately considered on an evidence-basis before appropriate policy settings are recommended. This is also appropriate to meld into the Interim LSPS process and anticipated review of the Central Coast Regional Plan as part of a broader program of work which is underway either by Council or the NSW Government.

#### **Attachments**

|          |  |           |
|----------|--|-----------|
| <b>1</b> | CCLEP and CCDCP Council Report 9 March 2019  | D13750345 |
| <b>2</b> | CCLEP and CCDCP Council Report 9 December 2019   | D13711205 |
| <b>3</b> | CCLEP and CCDCP Agency Consultation Submission Summary and Responses   | D14385084 |
| <b>4</b> | CCLEP and CCDCP Public Exhibition Summary and Responses  | D14385088 |
| <b>5</b> | CCLEP and CCDCP Summary of Proposed Amendments (post-exhibition)   | D14385678 |
| <b>6</b> | CCLEP and CCDCP Background Information, Strategic Assessment and Roadmap for the Central Coast Comprehensive LEP/DCP Project | D14385679 |
| <b>7</b> | CCLEP and CCDCP Council Resolutions, Responses and Actions   | D14385676 |

**Item No:** 3.1  
**Title:** Deferred Item - Outcomes of Public Exhibition of draft Central Coast Local Environmental Plan and draft Central Coast Development Control Plan  
**Department:** Environment and Planning



9 March 2020 Ordinary Council Meeting

Trim Reference: F2016/02118-004 - D13750345

Author: Breanne Bryant, Principal Strategic Planner  
Scott Duncan, Section Manager, Land Use and Policy

Manager: Karen Tucker, Acting Unit Manager, Strategic Planning

Executive: Scott Cox, Director Environment and Planning

### Summary

Council at its meeting held on 9 December 2019 resolved as follows;

*1256/19 That Council defer consideration of this item until February 2020 to allow for the following:*

- a That the Chief Executive Officer seek legal advice regarding the ability of Council to rezone the current deferred matters that are not public lands, to an equivalent environmental zone as an interim measure, whilst the Environmental Lands Review project is undertaken.*
- b That the Chief Executive Officer provide an updated table comparing proposed changes with the former Gosford and Wyong LEPs and DCPs, referencing the clauses in the relevant instruments.*
- c That the Chief Executive Officer provide a written briefing to Councillors about the Environmental and Urban Edge Review (EUEZR) including an outline and timeline of the process since commencement.*

The information requested under Council Resolution 1256/19 was provided in a package of information to all Councillor's on the 16 January 2020, and was made available to the public via Councils webpage [yourvoiceourcoast.com/planningcontrols](http://yourvoiceourcoast.com/planningcontrols)

Due to the provision of this information time was provided for a review the information resulting in this report being presented in March 2020.

### Recommendation

- 1 That Council receive the report on Deferred Item - Outcomes of Public Exhibition of draft Central Coast Local Environmental Plan and draft Central Coast Development Control Plan.**
- 2 That Council adopt the draft Central Coast Local Environment (CCLEP) and Central Coast Development Control Plan (CCDCP) as amended in response to issues raised during the public exhibition in line with the changes as follows:**

**CCLEP Mapping Amendments:**

- **Land zoned under the Interim Development Order No. 122 (IDO 122) which is outside of the current COSS will maintain its current land use zoning provisions and be removed from CCLEP mapping.**
- **Height of Building Map currently applying to the R2 Low Density Residential zone under Gosford Local Environmental Plan (GLEP 2014) will be retained and included in the CCLEP Height of Building Map.**
- **Lot 1 DP 394499 37 Althorp St, East Gosford be zoned R1 General Residential.**
- **Lot 27 DP 264579 26A Strand Ave, Narara be zoned E2 Environmental Conservation.**
- **Lot 1 DP 363605 165 Koolang Rd, Green Point and Lot 299 DP755234 150 Koolang Rd, Green Point be zoned SP1 Special Activities Sanitary Depot.**
- **Zone the GPSO portion of Lot 8 DP 802107 Central Coast Hwy, Kariong from 2(a) Residential to R2 Low Density Residential and 5E Arterial Road to E2 Environmental Management.**
- **Amend the Dwelling Opportunity Map to only include land zoned E2 Environmental Conservation under GLEP 2014 immediately prior to the commencement of the CCLEP.**
- **Amend the Heritage Map to include Lot 1 DP 716236 Central Coast Hwy, West Gosford in Item 173 "Kendalls Glen" reserve, rock and memorial.**
- **Amend the Heritage Map to include Calga Aboriginal Cultural Landscape' on Lot 1 DP 1006218 38 Darkinjung Rd, Calga; Part Lot 40 DP 1087374 1 Darkinjung Rd, Calga; Part Lot 45 DP 1197008 Pacific Hwy, Calga; Part Lot 108 DP 755221 69 Cooks Rd, Glenworth Valley; Lot 1 DP 805358 2306 Peats Ridge Rd, Calga; Part Lot 2 DP 805358 2308 Peats Ridge Rd, Calga; Part Lot 235 DP 822125 1 Darkinjung Rd, Calga.**

- ***Amend the Additional Permitted Use Map to include "Old Sydney Town" site on Lot 20 DP 859538 66 Myoora Rd, Somersby; and Lot 21 DP 859538 and Lots 204 and 205 DP 747845 945 Old Pacific Hwy, Somersby.***

**CCLEP Instrument Amendments:**

- ***Residential flat buildings, multi dwelling housing and serviced apartments be prohibited in the B6 Enterprise Corridor zone and Serviced apartments be prohibited in the B7 Business Park zone.***
- ***Clause 7.14 be amended to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing and ground floor business or retail premises.***
- ***Clause 7.22 be amended to apply only to land currently zoned E2 Environmental Conservation under the GLEP 2014.***
- ***CCLEP Schedule 5 Item Number 173 'Kendalls Glen Memorial' be retitled "Kendalls Glen" reserve, rock and memorial and applied to Lot 1 DP 716236 Central Coast Hwy, West Gosford and road reserve.***
- ***Include as an item of state heritage significance 'Calga Aboriginal Cultural Landscape' situated on Lot 1 DP 1006218 38 Darkinjung Rd, Calga; Part Lot 40 DP 1087374 1 Darkinjung Rd, Calga; Part Lot 45 DP 1197008 Pacific Hwy, Calga; Part Lot 108 DP 755221 69 Cooks Rd, Glenworth Valley; Lot 1 DP 805358 2306 Peats Ridge Rd, Calga; Part Lot 2 DP 805358 2308 Peats Ridge Rd, Calga; Part Lot 235 DP 822125 1 Darkinjung Rd, Calga as per the recent listing on the State Heritage Register.***
- ***Additional Permitted Use to be included in Schedule 1 of CCLEP and shown on the Additional Permitted Use Map Layer to permit the following land uses on the former "Old Sydney Town" site at and Lot 21 DP 859538, Lots 204 and 205 DP 747845 945 Old Pacific Hwy, Somersby; and Lot 20 DP 859538 66 Myoora Rd, Somersby: Camping grounds; Caravan parks; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Tourist and visitor accommodation; and Veterinary hospitals.***
- ***Clause 4.2A (3)(e) to be amended to include provision for minor realignment of boundaries as per WLEP 2013.***
- ***Clause 4.2A and 7.22 – insert the word 'house' which has been unintentionally omitted when referring to a 'dwelling house'.***
- ***Clause 4.3A and 4.4A – amend the title to remove the words 'in certain Local Centres and Enterprise Zones'.***



- **CCLEP – Minor typographical and clarification statements.**

**CCDCP Amendments:**

- **Chapter 3.1 Floodplain Management and Water Cycle Management – Adoption of existing controls as per Council Resolution 112/19 of 11 February 2019.**
  - **Chapter 3.8 Acid Sulfate Soils – not to be adopted.**
  - **Chapter 3.9: Erosion and Sediment Control – not to be adopted.**
  - **CCDCP – Minor typographical and clarification statements.**
- 3 That Council request The Department of Planning, Industry & Environment, under Section 3.36 of the Environmental Planning and Assessment Act 1979, to defer the inclusion of lands zoned under Interim Development Order 122 (IDO 122), exclusive of Council owned land identified as Coastal Open Space System (COSS), from the draft CC LEP.**
  - 4 That Wyong Local Environmental Plan 2013 (WLEP 2013), Gosford Local Environmental Plan 2014 (GLEP 2014), Gosford Planning Scheme Ordinance and Interim Development Order No. 146 (IDO 146) be repealed when CCLEP comes into effect.**
  - 5 That Council forward a copy of the Planning Proposal and relevant supporting information to the Department of Planning, Industry and Environment requesting that the CCLEP is prepared.**
  - 6 That Council give appropriate public notice within 28 days that the draft CCDCP will come into effect on the date the draft CCLEP comes into effect.**
  - 7 That Wyong DCP 2013 and Gosford DCP 2013 be repealed upon the commencement of Central Coast Local Environmental Plan.**
  - 8 That Council forward a copy of the final CCDCP to the Planning Secretary of the NSW Department of Planning, Industry & Environment.**
  - 9 That Council note Section 10.7 Certificates as to the adoption of CCLEP and CCDCP when made.**
  - 10 That Council resolve that the CEO may make other minor alterations to the planning proposal, draft CCLEP and draft CCDCP as deemed necessary.**
  - 11 That Council advise all those that made a submission of the decision.**

**Documents Previously Provided**

- 1 LEP Instrument Comparison Table
- 2 CCLEP Land Use Matrix
- 3 DCP Summary
- 4 Briefing Note EUEZR
- 5 Table of post exhibition amendments

<https://www.yourvoiceourcoast.com/planningcontrols/documents>

**Below is a list of previously provided documents in relation to this item. These are available via the Your Voice Our Coast website.**

- 1 Confidential Cover Sheet
- 2 Confidential Legal Advice

**Attachments**

- |          |  |                               |
|----------|--|-------------------------------|
| <b>1</b> | 9 December 2019 Ordinary Meeting - Item 3.6 - Outcomes of Public Exhibition of draft Central Coast Local Environmental Plan and draft Central Coast Development Control Plan - D13711205 | Provided Under Separate Cover |
| <b>2</b> | Agency Consultation Submission Summary & Responses - D13725586   | Provided Under Separate Cover |
| <b>3</b> | Public Exhibition Submission Summary CClep CCDCP - D13817938   | Provided Under Separate Cover |

**Item No:** 3.6  
**Title:** Outcomes of Public Exhibition of draft Central Coast Local Environmental Plan and draft Central Coast Development Control Plan  
**Department:** Environment and Planning



9 December 2019 Ordinary Council Meeting

Trim Reference: F2016/02118-004 - D13711205

Author: Breanne Bryant, Principal Strategic Planner  
Scott Duncan, Section Manager, Land Use and Policy

Manager: Karen Tucker, Acting Unit Manager, Strategic Planning Unit

Executive: Scott Cox, Director Environment and Planning

### Report Purpose

The purpose of this report is to consider the outcomes of the public exhibition of the draft Central Coast Local Environmental Plan (CCLEP) and draft Central Coast Development Control Plan (CCDCP).

The report provides an overview of the outcomes of Government Agency and community consultation.

This report recommends that the draft CCLEP and CCDCP be adopted subject to the amendments outlined in this report.

### Recommendation

- 1 That Council adopt the draft Central Coast Local Environment (CCLEP) and Central Coast Development Control Plan (CCDCP) as amended in response to issues raised during the public exhibition in line with the changes as follows:***

#### ***CCLEP Mapping Amendments:***

- Land zoned under the Interim Development Order No. 122 (IDO 122) which is outside of the current COSS will maintain its current land use zoning provisions and be removed from CCLEP mapping.***
- Height of Building Map currently applying to the R2 Low Density Residential zone under Gosford Local Environmental Plan (GLEP 2014) will be retained and included in the CCLEP Height of Building Map.***
- Lot 1 DP 394499 be zoned R1 General Residential.***
- Lot 27 DP 264579 be zoned E2 Environmental Conservation.***

- **Rezone Lot 1 DP 363605 and Lot 299 DP755234 to SP1 Special Activities Sanitary Depot.**
- **Rezone GPSO portion of Lot 8 DP 802107 from 2(a) Residential to R2 Low Density Residential and 5E Arterial Road to E2 Environmental Management.**

**CCLEP Instrument Amendments:**

- **Residential flat buildings, multi dwelling housing and serviced apartments be prohibited in the B6 Enterprise Corridor zone and Serviced apartments be prohibited in the B7 Business Park zone.**
- **Clause 7.14 be amended to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing and ground floor business or retail premises.**
- **Clause 7.22 be amended to apply only to land currently zoned E2 Environmental Conservation under the GLEP 2014.**
- **CCLEP Schedule 5 Item Number 173 'Kendalls Glen Memorial' be retitled "Kendalls Glen" reserve, rock and memorial and applied to Lot 1 DP 716236 and road reserve.**
- **Include as an item of state heritage significance 'Calga Aboriginal Cultural Landscape' situated on Lot 1 DP 1006218; Part Lot 40 DP 1087374; Part Lot 45 DP 1197008; Part Lot 108 DP 755221; Lot 1 DP 805358; Part Lot 2 DP 805358; Part Lot 235 DP 822125 as per the recent listing on the State Heritage Register.**
- **Additional Permitted Use to be included in Schedule 1 of CCLEP and shown on the Additional Permitted Use Map Layer to permit the following land uses on Lot 204 DP 747845; Lot 205 DP 747845; Lot 20 DP 859538; and Lot 21 DP 859538: Camping grounds; Caravan parks; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Tourist and visitor accommodation; and Veterinary hospitals.**
- **Clause 4.2A (3)(e) to be amended to include provision for minor realignment of boundaries as per WLEP 2013.**
- **Clause 4.2A and 7.22 – insert the word 'house' has been unintentionally omitted when referring to a 'dwelling house' .**
- **Clause 4.3A and 4.4A – amend the title to remove the words 'in certain Local Centres and Enterprise Zones'**
- **CCLEP – Minor typographical and clarification statements**

**CCDCP Amendments:**

- **Chapter 3.1 Floodplain Management and Water Cycle Management – Adoption of existing controls as per Council Resolution 112/19 of 11 February 2019.**
  - **Chapter 3.8 Acid Sulfate Soils – not to be adopted.**
  - **Chapter 3.9: Erosion and Sediment Control – not to be adopted.**
  - **CCDCP – Minor typographical and clarification statements.**
- 2 That Council request The Department of Planning, Industry & Environment, under Section 3.36 of the Environmental Planning and Assessment Act 1979, to defer the inclusion of lands zoned under Interim Development Order 122 (IDO 122), exclusive of Council owned land identified as Coastal Open Space System (COSS), from the draft CC LEP.**
  - 3 That Wyong Local Environmental Plan 2013 (WLEP 2013), Gosford Local Environmental Plan 2014 (GLEP 2014), Gosford Planning Scheme Ordinance and Interim Development Order No. 146 (IDO 146) be repealed when CCLEP comes into effect.**
  - 4 That Council forward a copy of the Planning Proposal and relevant supporting information to the Department of Planning, Industry and Environment requesting that the CCLEP is prepared.**
  - 5 That Council give appropriate public notice within 28 days that the draft CCDCP will come into effect on the date the draft CCLEP comes into effect.**
  - 6 That Wyong DCP 2013 and Gosford DCP 2013 be repealed upon the commencement of Central Coast Local Environmental Plan.**
  - 7 That Council forward a copy of the final CCDCP to the Planning Secretary of the NSW Department of Planning, Industry & Environment.**
  - 8 That Council note Section 10.7 Certificates as to the adoption of CCLEP and CCDCP when made.**
  - 9 That Council resolve that the CEO may make other minor alterations to the planning proposal, draft CCLEP and draft CCDCP as deemed necessary.**
  - 10 That Council advise all those that made a submission of the decision.**

## Summary

The report recommends that Council endorse the *Central Coast Local Environmental Plan* (CCLEP) and *Central Coast Development Control Plan* (CCDCP) subject to the amendments which have been made following community consultation.

One of the key amendments includes the deferral of lands outside of the Coastal Open Space Scheme (COSS) and under *Interim Development Order No. 122* (IDO 122). The deferral of these lands is in response to issues raised during the community consultation process.

Deferral of these lands will allow for further refinement of the criteria being applied to the zoning of these lands to develop zoning outcomes which better match the physical and ecological characteristics of the land. It will also ensure greater consistency in the application of environmental zones across the Local Government Area (LGA).

As Council has not been delegated authority to make this LEP, endorsement of the proposal will require a submission to be provided to the Department of Planning, Industry and Environment (DPIE) requesting that the draft CCLEP be made.

The making of the CCLEP will ensure that the current *Wyong Local Environmental Plan 2013* (WLEP 2013), *Gosford Local Environmental Plan 2014* (GLEP 2014), *Gosford Planning Scheme Ordinance* (GPSO) and *Interim Development Order 146* (IDO 146) will be replaced by a consolidated planning instrument that is consistent with the *Standard Instrument - Principal Local Environmental Plan* (SILEP).

The draft CCLEP and CCDCP were publicly exhibited for a period of 56 days between 6 December 2018 to 28 February 2019. All submissions received have been considered and the findings of the public exhibition and recommended amendments to the draft CCLEP and CCDCP are outlined in the report.

## Background

On 12 May 2016, a proclamation to merge the former Gosford City and Wyong Shire Councils and form the Central Coast Council was announced by the Department of Premier and Cabinet. At the same time, the NSW State Government issued *Guidance for Merged Councils on Planning Functions*. These guidelines recommended Council analyse the differences in the current planning controls, including existing and deemed Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs).

The creation of the CCLEP and CCDCP will be achieved via a two-step Comprehensive LEP and DCP review process. The first stage is to create a Consolidated LEP and DCP for the Central Coast. This will consolidate, simplify and align where possible the controls within the WLEP 2013, GLEP 2014, IDO 122, IDO 146 and the GPSO into a single environmental planning instrument (EPI). A Consolidated DCP will also bring together the controls of the *Wyong Development Control Plan 2013* (WDCP 2013) and *Gosford Development Control Plan 2013* (GDCP, 2013). Through this process the number of environmental planning instruments applying to the region will be reduced making planning on the Central Coast more efficient, more consistent and simpler for the community and Council. The second stage in the process is to complete a package of strategy alignment work which will be implemented in a series of phased LEP/DCP amendments for the Comprehensive LEP and DCP Project. This will further harmonise the planning controls taking into consideration Local Government Area (LGA) wide studies and investigations as well as matters raised outside the consolidation process. The process also facilitates the conversion of five Council owned COSS lots that are currently subject to site specific IDO 146 to the E2 Environmental Conservation standard instrument zone

On 23 November 2016 Council resolved to prepare a Planning Proposal to consolidate the provisions of the WLEP 2013, GLEP 2014, IDO 122 and the GPSO which operates across the Central Coast Local Government Area (LGA). Council also resolved to prepare a consolidated Development Control Plan (DCP) to complement the CCLEP.

Council prepared and lodged a Planning Proposal with the former Department of Planning and Environment (DPE) (now Department of Planning, Industry and Environment (DPIE)) on 31 March 2017. The Planning proposal sought to provide a single Environmental Planning Instrument (EPI) that is consistent with the SILEP and that provides local environmental planning provisions for land in the Central Coast LGA. An amended Planning Proposal was lodged with DPE in August 2017 providing additional information and addressing issues raised by DPE (now DPIE). The Planning Proposal was assessed and supported by the DPIE to proceed with conditions and a Gateway Determination was issued on 26 October 2017.

In response to conditions of the Gateway Determination, further investigation was undertaken, and the Planning Proposal was updated and draft CCLEP was prepared. A draft CCDCP was also prepared to support the CCLEP and in accordance with Council's resolution of the 23 November 2016. The draft CCDCP consolidates and aligns the controls within the WDCP 2013 and GDCP 2013 and aims to provide a single set of controls across the Central Coast for different land uses, such as, housing, industrial development and environmental controls for tree and vegetation management. Site specific development controls have not been reviewed in this consolidation process.

Community and public authority consultation have been undertaken in accordance with the Gateway Determination for the draft CCLEP and the CCDCP were exhibited concurrently. The outcomes of this consultation and proposed amendments following community consultation are outlined in this report.

Following the submission of the CCLEP to DPIE for finalisation further amendments may be made by the Minister or as a result of final legal drafting by Parliamentary Counsel. Council will be consulted regarding any such changes.

### **Proposal**

The proposal is a Central Coast Local Environmental Plan LEP which consolidates the provisions of the WLEP 2013, GLEP 2014, part of IDO 122 the GSPO and IDO 146 to be consistent with the *Standard Instrument (Local Environmental Plans) Order 2006*. A Consolidated DCP will also bring together existing controls from WDCP 2013 and GDCP 2013.

This will simplify planning processes with a single set of appropriate development controls for the Central Coast, by significantly reducing the number of planning documents and addresses legislative requirements to review Council's LEPs (every 5 yrs. under Environmental Planning and Assessment Act 1979).and addresses legislative requirements to review Council's LEPs (every 5 yrs. under *Environmental Planning and Assessment Act 1979*).

The consolidation of these plans will provide for a significant increase in organisational efficiencies most significantly by allowing for the full integration of Council's Development Assessment Unit.

The Central Coast LEP is a Digital Environmental Planning Instrument Pilot Project being run by DPIE in conjunction with Council is a catalyst project for the rest of NSW moving to digital mapping.

### **Consultation**

Extensive consultation was undertaken regarding the preparation of the draft CCLEP and CCDCP in accordance with the Community and Engagement Strategy developed for the project. Consultation was undertaken with agencies, stakeholders, the community, staff and Councillors and included radio and print advertising, social media updates, online web page, mail-outs, phone calls, briefings, workshops and information sessions.

Under section 3.35 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) Council may vary its proposals as a consequence of its consideration of any submission or report during community consultation or for any other reason. Following further consultation with Government agencies and the community, a number of post exhibition changes are recommended to be made to the CCLEP and CCDCP which are outlined in this report and its attachments. These revisions will be incorporated in the final proposal before it is forwarded to the Minister.



## Agency Consultation

In accordance with the Gateway Determination and as outlined in the Planning Proposal consultation was undertaken with State and Commonwealth public authorities. Formal agency consultation commenced in December 2017 and comments were received throughout 2018 and 2019. Individual meetings were held with agencies as well as an agency workshop on 30 January 2018. The following agencies were consulted:

- Commonwealth Department of Environment (now known as Department of Environment and Energy)
- Civil Aviation Safety Authority (CASA)
- Darkinjung Local Aboriginal Land Council (DLALC)
- Department of Industry (Crown Lands) (now known as Department of Planning Industry and Environment, Housing and Property, Lands)
- Department of Industry (Water) (Now part of Department of Planning Industry and Environment, Water)
- Department of Planning, Industry and Environment (DPIE)
- Department of Primary Industries (Agriculture) (now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Primary Industries (Agriculture))
- Department of Primary Industries (Fisheries) (now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Primary Industries (Fisheries))
- Forestry Corporation of NSW (now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Primary Industries (Forestry))
- Guringai Tribal Link Aboriginal Land Council (now Wannangini Pty Ltd)
- Local Land Services
- National Parks and Wildlife Services (now part of Department of Planning Industry and Environment, Environment, Energy & Science, National Parks and Wildlife Services)
- Office of Environment & Heritage (OEH) (now part of Department of Planning Industry and Environment, Environment, Energy & Science, Office of Environment & Heritage)
- Office of Environment & Heritage (OEH – Heritage Branch) (now part of Department of Planning Industry and Environment, Environment, Energy & Science, Office of Environment & Heritage)
- NSW Resources and Geosciences (now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Resources and Geoscience)
- Transport for NSW Roads and Maritime Services
- NSW Rural Fire Service
- Subsidence Advisory NSW
- Transport for NSW

A detailed assessment of the issues raised by agencies is attached (Attachment 1) to this report. As a result, the following key amendments to the draft CCLEP and CCDCP were made:

- Update to the objectives of the W1 Natural Waterways zone to reference “sustainable” aquaculture.

- Amendment to the Land Zone and Lot Size Maps to reflect National Parks and Wildlife Services estate boundaries.
- Amendment to the Land Reservation Acquisition (LRA) Map to remove Lot 12 DP 1174174, which has been acquired since GLEP 2014.
- Listing of the Calga Aboriginal Cultural Landscape in Schedule 5 of the CCLEP.
- Mapping errors identified by Forestry Corporation rectified.
- Floodplain Management Chapter 3.1 of the draft CCDCP to be deferred and include current controls from existing WDCP 2013 and GDCP 2013 in the CCDCP.

A number of issues were identified by Government agencies for consideration in the next stage of the Central Coast Comprehensive LEP/DCP project. These matters will be addressed through ongoing work as part of the Comprehensive LEP/DCP project which will inform the scoping of studies such as the Environmental Lands Review, Housing Strategy and Employment Lands Strategy.

### **Public Exhibition & Community Engagement**

The Planning Proposal, draft CCLEP, draft CCDCP and supporting documentation were publicly exhibited for a period of 56 days between 6 December 2018 to 28 February 2019. Late submissions were accepted through March 2019 and Council has had regard for late submissions received.

During the exhibition period the following community engagement sessions were held:

- Four evening community information sessions were held at Wyong and Erina.
- Six day-time community pop-up sessions were held across the Central Coast.
- An industry briefing session was held.

In addition: -

- 3,370 letters were sent directly to impacted property owners (Deferred Matters).
- Media releases providing an overview of the proposal and exhibition initiatives.
- Advertising and stories in local newspapers throughout the exhibition period – including Express Advocate, Rural Grapevine, Wyong Chronicle, Peninsula News, Coast Community News.
- Advertising on local radio throughout the exhibition period.
- Dedicated Customer Service Screens and I-pads for the public within civic centres.
- A dedicated exhibition webpage providing access to all documentation relating to the draft CCLEP and CCDCP and link to additional webpage for the Environmental and Urban Edge Zone Review.
- Fact Sheets, FAQs and Summary Sheets were available online and in Councils Civic centre and libraries.
- Digital mapping was available through Councils webpage and supported by DPIE.
- Staff were available to discuss the proposal via phone, e-mail and in person during the exhibition period.

The information sessions were attended by approximately 350 people, more than 19,700 social media users were reached, and there were 3,440 visits to the Your Voice Our Coast page for the project during the exhibition period which has since been accessed by over 19,000 viewers.

Council was briefed on this project and its progress 27 November 2017, 24 September 2018 and workshops held 3 September 2019 and 5 September 2019.

### Outcomes of Public Exhibition

Council received 756 written submissions from the public in response to the exhibition of the draft CCLEP and draft CCDCP.

The following section outlines the key issues raised in submissions and the main themes are summarised in Table 1. An assessment of all submissions was undertaken, and an overview is attached (Attachment 2) to the report.

| Theme   | Occurrence |
|---|------------|
| GLEP 2014 - Deferred Matters (IDO No.122 and GPSO)                      | 156        |
| Draft DCP Issues  | 123        |
| Draft LEP Issues  | 195        |
| Rezoning of Land at 301 and 317 Avoca Dr, Avoca for Recreation Purposes | 334        |
| Issues falling outside of the LEP and DCP Consolidation Process         | 92         |

*Table 1 – Summary of responses received during exhibition*

Note: These numbers do not represent the number of individual submissions, as many of the submissions included a range of themes

## 1. Deferred Matters

A significant number of submissions (156) relate to the rezoning of land currently deferred from GLEP 2014. The main issues raised in these submissions are discussed below:

### a. **Dispute proposed zone, request alternate zone or reinstatement of split zone.**

This predominantly relates to land that is:

- i. currently split-zoned and proposed to be zoned to a single standard instrument zone; or
- ii. currently zoned 7(c2) Conservation and Scenic Protection (Scenic Protection – Rural Small Holdings) and proposed to be zoned E2 Environmental Conservation or zoned; or
- iii. currently zoned 7(a) Conservation and proposed to be zoned E4 Environmental Living.

There was also a number of submissions seeking that all 7(a) Conservation land be zoned to E2 Environmental Conservation.

Investigation and ground truthing of these submissions has revealed that the removal of split zones, over smoothing of zone boundary lines during the mapping process and significant differences in the framework and criteria applied under the Environmental and Urban Edge Zone Review (EUEZR), in comparison to the WLEP 2013 and GLEP 2014, has

resulted in some instances where the proposed zoning outcome may not be suitable in a number of instances.

In response to these submissions it is recommended that these criteria be refined, and the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO 122 be reviewed. The refinement of this criteria needs to be considered in the broader context and has the potential for an amendment to zoning which should be considered beyond the scope of the EUEZR.

It is Councils intention to commence work immediately on an Environmental Lands Review project for the full Central Coast LGA as it is clear that although the overarching EPIs, GLEP 2014 and WLEP 2013 were developed utilising the *SILEP* template, the environmental zones and development standards have not been applied in the same manner, nor with the same intent.

As the EUEZR was undertaken utilising the existing GLEP 2014 Environmental Zones, application of these zones will result in continued inconsistencies across the Central Coast. It would therefore be beneficial to defer the rezoning of the Deferred Matters lands and consider the matter as part of the Environmental Lands Review which is proposed to commence prior to the finalisation of the CCLEP.

The Environmental Lands Review is proposed to be undertaken in a phased approach with a Planning Proposal to rezone deferred matters a priority to be dealt with in the first phase. This will also negate the need to undertake multiple rezoning's in a short period of time, where the current proposed zone may differ to the outcome of the Environmental Lands Review.

Support for the rezoning of Coastal Open Space System (COSS) lands to E2 Environmental Conservation was evident at community consultation sessions and in submissions received. As such all Deferred Matters Land which is identified as Council owned COSS will be rezoned as exhibited to E2 Environmental Conservation to ensure a greater level of protection is provided to these lands with high environmental and scenic value.

It should be noted that proposed COSS differs to current COSS land, as much of the proposed COSS lands are under private ownership and have been identified as being desirable for future voluntary acquisition in full or in part for inclusion in the COSS. The rezoning of land identified as proposed COSS and zoned under IDO 122 will be further considered under the Environmental Land Review in addition to the review of the COSS Strategy and implementation of the draft Biodiversity Strategy which will investigate the potential expansion of the COSS.

It is noted that there were seven parcels of land that were deferred from the GLEP 2014 that are zoned under the GPSO and are not identified as current COSS (these parcels are outlined in Table 2).

The retention of the GPSO instrument for these parcels of land is not considered necessary and rezoning of these lands can be undertaken which will enable the GPSO to be repealed on the making of the CCLEP. This will reduce the number of planning instruments applying to land within the Central Coast LGA from five to two.

Therefore, land zoned under the IDO 122 that is outside of the current COSS will maintain its current land use zoning provisions, while all land identified as COSS or zoned under the GPSO will be rezoned to a Standard Instrument zone under the CCLEP. Landowners of parcels deferred from the CCLEP will be further consulted through the Environmental Lands Review project prior to any land use zoning change being made to their land.

| <b>Address</b>                 | <b>Parcel</b>         | <b>Current Zone</b>                          | <b>Comment</b>  | <b>Proposed Zone</b>                                |
|--------------------------------|-----------------------|--|---|---|
| 15 Riatta ST,<br>ERINA         | LOT: 25<br>DP: 260097 | 6(A) Open Space<br>Recreation GPSO           | This parcel provides access to COSS land and adjoins R2 Low Density Residential zoned land. The parcel is not identified as COSS and should be zoned to an equivalent open space zone.  | RE1 as<br>exhibited                                 |
| 165 Koolang RD,<br>GREEN POINT | LOT: 1<br>DP: 363605  | 5(A) Special Use –<br>Sanitary Depot<br>GPSO | Parcel is part of the closed Green Point tip site which was deferred from GLEP 2014 for further consideration of future use. The site is not identified as COSS and contains a small amount of EEC and is potentially contaminated due to previous use as a tip. The proposed use of the site is still being investigated and a separate planning proposal could be prepared once appropriate studies and investigations are completed. While an E3 zone was proposed under the EUEZR this zone is not considered appropriate as dwelling houses are permissible and further land contamination reports would | SP1<br>Special<br>Activities<br>– Sanitary<br>Depot |

| Address                        | Parcel                  | Current Zone   | Comment  | Proposed Zone                                       |
|--------------------------------|-------------------------|--|--|---|
|                                |                         |  | need to be considered for this use. While the sanitary depot is not the desired future use of the site, it is recommended as an interim approach to zone the land to an equivalent Standard Instrument special use zone.   |   |
| 150 Koolang RD,<br>GREEN POINT | LOT: 299<br>DP: 755234  | 5(A) SPECIAL USE<br>Sanitary Depot -<br>GPSO               | Parcel is part of the closed Green Point tip site which was deferred from GLEP 2014 for further consideration of future use. The site is not identified as COSS and contains a small amount of EEC and is potentially contaminated due to previous use as a tip. The proposed use of the site is still being investigated and a separate planning proposal could be prepared once appropriate studies and investigations are completed. While an E3 zone was proposed under the EUEZR this zone is not considered appropriate as dwelling houses are permissible and further land contamination reports would need to be considered for this use. While the sanitary depot is not the desired future use of the site, it is recommended as an interim approach to zone the land to an equivalent Standard Instrument special use zone. | SP1<br>Special<br>Activities<br>– Sanitary<br>Depot |
| 106 Alan ST,<br>NIAGARA PARK   | LOT: 251<br>DP: 876909  | 2(A) Residential<br>GPSO / 7(a)<br>Conservation IDO<br>122 | Small portion along the western boundary zoned 2a Residential (GPSO) with the remainder of the Lot 7a (IDO 122). The 7a will remain as it is deferred and under IDO 122. The 2a zoned portion will be zoned E3 Environmental Management.   | E3 as<br>exhibited/<br>7a                           |
| Hawkesbury RIV,<br>PATONGA     | LOT: 7036<br>DP:1124383 | 6(A) OPEN SPACE<br>RECREATION<br>GPSO                      | Partial COSS - surrounding land also 6a and COSS and will be zoned E2. Should be zoned E2 as contains COSS and consistent with adjacent land.  | E2 as<br>exhibited                                  |
| 337 The Scenic<br>RD,          | LOT: 31 DP:<br>1155869  | 7(a) conservation<br>/ Unzoned GPSO                        | Small section of unzoned GPSO land along road frontage. 7(a) will remain unzoned land to be  | 7(a)/E3 as<br>exhibited                             |

| Address                   | Parcel            | Current Zone   | Comment  | Proposed Zone       |
|---------------------------|-------------------|--|--|---------------------|
| MACMASTERS BEACH          |                   |  | zoned E3 Environmental Management.   |                     |
| Central Coast HY, KARIONG | LOT: 8 DP: 802107 | 2(A) Residential GPSO/ 5(E) Arterial Road GPSO / Zone 5 Special Use IDO122 | Crown land. Defer IDO 122 land and retain 5 Special Use zone for that portion, rezone 2a to equivalent Standard Instrument R2 zone and 5e to E2 consistent with adjoining land | R2/E2/5 Special Use |

Table 2. Land zoned under GPSO that is not identified as COSS

b. **Bonus Lot Provision**

Submissions requested that the bonus lot provision under IDO 122, that permits existing 7(c2) zoned lots to potentially be subdivided to a lot size of 1 Ha, be retained and similar provision be included in the CCLEP or requested a smaller minimum lot size than the proposed 2Ha for the E4 Environmental Zone under the CCLEP.

There are no provisions under the draft CCLEP that permit subdivision of land below the 2Ha minimum lot size in the E4 Environmental Living zone. This provision cannot be incorporated in a Standard Instrument LEP and further consideration of a mechanism to fund the acquisition and maintenance of conservation lands will be considered in later stages of the Comprehensive LEP process and in conjunction with Council's draft Biodiversity Strategy.

As the provisions of IDO 122 will still be in place at the start of 2020, existing landowners that have lodged submissions indicating they would like to investigate additional subdivision potential will still have some time to pursue the existing provisions.

c. **Deferred Matters – Seeking a non-environmental zone i.e. Residential or Business**

Submissions that have requested the consideration of a non-environmental zones such as residential or business fall outside the scope of this project and would require the submission of a separate Planning Proposal supported by justification of its strategic merit and appropriate studies relating to the land identified.

d. **Deferred Matter – Seeking an Additional Permitted Use or alternate zone for land use purposes**

Submissions were lodged seeking that land uses currently permitted under the IDO 122 be retained for their site or an alternate zone be allocated to allow for a particular land use to be permitted. In a number of submissions this related to land uses such as places of public worship or seniors living in the E4 Environmental Living Zone.

As noted above in response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO 122. At this stage land within these areas and outside of the current COSS, will maintain their current land use zoning provisions. As such the land uses currently permitted within these zones will remain unchanged. Landowners will be further consulted prior to any land use zoning change being made to their land. These submissions and land uses will be further considered in the Environmental Lands Review.

e. **20 James Norton Road, Bensville**

One submission objected to the proposed E2 Environmental Conservation zone and nine submissions supported the proposed zone for 20 James Norton Road Bensville.

Those supporting the zone considered the land to be of high conservation value containing remnant rainforest and links for wildlife through to Cockrone lagoon and Bouddi National Park as well as concern over recent clearing of the land.

At this stage, as this land is deferred from the GLEP 2014 and outside the current COSS, the site will maintain its current land use zoning under the IDO 122 (7(a)/7(c2)). This land will be further considered under the Environmental Land Review and rezoned to an appropriate Standard Instrument zone through this process.

f. **Support E3 Environmental Management zone for 30 Blythe Street Killcare**

Six submissions supported the proposed E3 Environmental Management zoning of 30 Blythe street Killcare or thought there may be justification for an E2 Environmental Conservation zone due to the environmental value of the land.

At this stage as part of this parcel is deferred from the GLEP 2014 and outside the current COSS that part will maintain its current land use zoning of 7(a) Conservation and provisions under the IDO 122. This land will be further considered under the Environmental Land Review.



## LEP related Submissions

196 submissions were lodged relating to LEP matters, exclusive of Deferred Matter issues.

### 2. Rezoning of Land at 301 and 317 Avoca Dr, Avoca for Recreation Purposes

A total of 334 submissions were received in relation to the rezoning of land for recreation purposes at 301 and 317 Avoca Drive, Avoca. 328 of these submissions supported active recreation on this land predominantly in the form of football fields for the Avoca Football Club. Four of these submissions objected to the suggested Recreation zone, and two suggested alternate passive recreation or environmental uses.

The land at 301 Avoca Drive is privately owned and is approximately 4.5 hectares which is too small for the development of a viable sporting precinct. Council's flood mapping indicates that approximately 90% of the land parcel is flood affected. The filling of land required for the development of a sporting facility in this location would affect the movement of flood water within the Avoca Lagoon catchment.

The property also supports an Endangered Ecological Community (EEC) and threatened species *Melaleuca biconvexa*.

The development of a sporting facility on that land parcel would require clearing of ecologically sensitive vegetation which may not only be inappropriate but prove to be cost prohibitive due to offsetting requirements under the *Biodiversity Conservation Act 2016*. As such, the development of sporting facilities on highly constrained land is unlikely to be supported. Whilst a sporting facility may be inappropriate, alternative passive recreation that is sympathetic to the sensitive environmental nature of the site may have potential.

The adjoining Council owned land at 317 Avoca Drive is part of the COSS. This COSS network consists of over 70 natural reserves which are set aside for plants and animals, nature-based recreation and to preserve the bushland character of the Central Coast. COSS acquisition funds does not include the provision of active recreation reserves (sports fields). This land supports two EEC's listed under the *Biodiversity Conservation Act, 2016*. Additionally, development of COSS land for purposes that are inconsistent with its objectives is not supported by Central Coast Council.

### 3. Height of Buildings in R2 Low Density Residential Zone

A number of submissions raised concerns over the removal of the 8.5m mapped maximum building height in the R2 Low Density Residential zoned land in the former Gosford LGA. The draft CCLEP proposed to remove this control from the southern parts of the Central Coast as this restriction has been problematic for development on sloping sites and when higher freeboard requirements are required due to flooding. Removal of the mapped height would help to reduce the need for variations to development standards and allow for consideration under the controls of the DCP. This would also result in a consistent approach across the R2 Low Density Residential zone.

Issues raised in these submissions are valid and consideration of the appropriate maximum

building height for residential development can be considered further as part of Council's Housing Strategy, which has recently commenced. As such it is recommended that the height of building map currently applying to the R2 Low Density Residential zone under GLEP 2014 be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 Low Density Residential zone to generally two storeys across the Central Coast.

#### **4. Minimum Lot size in the R2 Low Density Residential Zone**

Submissions were received, both for and against, the reduction in minimum lot size from 550m<sup>2</sup> to 450m<sup>2</sup> in the R2 Low Density Residential zone. Objectors raised concerns in relation to the impact on character, vegetation removal and environmental impact and infrastructure requirements.

A strategic assessment of the impact of the consolidation of minimum lot size in the R2 Low Density Residential zone has been undertaken. This assessment has identified that the reduction in minimum lot size from 550m<sup>2</sup> to 450m<sup>2</sup> will create a theoretical potential of 1,147 parcels of land to be created with the former Gosford City Council. The majority of this potential will not be realised due to existing dwelling placement and limitations imposed by existing DCP controls that increase lot size requirements based on site slope. Any proposal would need to be consistent with the relevant LEP, DCP controls and other requirements of the EP&A Act 1979. The larger lot size of 1,850m<sup>2</sup> applying to constrained R2 Low Density Residential lands will remain unchanged. The draft CCLEP does not change site specific controls and retains the character statements of the former Gosford LGA as a consideration.

The assessment also demonstrated that the additional lots generated by adoption of this standard are unlikely to have a negative impact on the capacity of existing infrastructure. In addition, the potential for additional lots will assist in meeting the growth targets of the *Central Coast Regional Plan 2036*.

It is recommended that the 450m<sup>2</sup> minimum lot size be retained.

#### **5. Dual Occupancy in the R2 Low Density Residential Zone**

Submissions were lodged both in support and objecting to the introduction of dual occupancies in the former Gosford LGA R2 Low Density Residential Zone. Concerns included loss of vegetation, reduction in lot size, and private open space with most objections relating to specific coastal areas such as Copacabana and MacMasters Beach.

Dual occupancy development is considered consistent with the objectives of the zone and an appropriate land use. Secondary dwellings are currently permissible under State Government Policy in the R2 Low Density Residential zone.

The introduction of dual occupancy provides an alternative housing choice in the former Gosford LGA and supports population growth, affordable housing and the ability to age in place. This form of development is generally of higher quality than secondary dwellings with controls applying under both the LEP and DCP including requirements for parking,

stormwater, and mandatory landscaping. Notably DCP requirements relating to site slope and lot size will limit the impact on coastal communities.

To ensure that lot sizes and densities are appropriate and compatible with the local context a minimum lot size for dual occupancy development has been included in the CCLEP. The 550m<sup>2</sup> minimum lot size threshold is also considered appropriate for attached dual occupancy as currently specified in the GLEP 2014 and WDCP 2013. A minimum lot size of 700 m<sup>2</sup> has proven to be appropriate for detached dual occupancy as currently applicable under the WDCP 2013. A review of 40 other surrounding and similar LGA's was undertaken with 35 of the 40 permitting dual occupancy in the R2 zone.

It is recommended that dual occupancies be permitted in the R2 Low Density Residential Zone.

## **6. Change to Dual Occupancy Minimum Lot Size**

Submissions were received relating to the reduction in the minimum lot size for detached dual occupancy in the former Gosford LGA from 800m<sup>2</sup> to 700m<sup>2</sup>.

The change in minimum lot size for dual occupancies needs to be considered with the provisions of the draft CCDCP which requires a minimum lot size of 800m<sup>2</sup> for battle axe allotments and parent lots to be significantly larger on sloping or steep sites.

## **7. Subdivision of Dual Occupancy**

Submissions were received relating to the subdivision of existing approved dual occupancies and seeking the amendment of Clause 4.1D of draft CCLEP to permit this subdivision under separate application.

Amendment No. 28 to WLEP 2013 proposes to amend Clause 4.1B (draft CCLEP CI 4.1D) to permit the subdivision of an existing lawfully erected dual occupancy in the R1 General Residential and R2 Low Density Residential zones. This amendment responds to this issue and is certain and imminent. This amendment should be included in the final CCLEP.

## **8. Small Lot Housing in R2 Low Density Residential Zone**

Submissions were received relating to small lot housing, which is currently permissible in the WLEP 2013 in the R2 Low Density Residential zone, seeking the provisions be retained and applied across the LGA.

The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) Low Density Residential zone mapped areas which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 Low Density Residential zoned land on the Central Coast nor appropriate to be continued in the former Wyong LGA.

The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for variations to minimum lot size are proposed to be retained in the CCLEP for land within the R1 General Residential zone, as the former Gosford LGA will retain a minimum lot size of 550m<sup>2</sup> in this zone.

In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 Low Density Residential zoned land in order to meet its dwelling yield targets.

The draft Affordable Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include giving consideration to whether small lot development in residential areas is appropriate to address housing affordability issues.

## **9. Request for Review of Zoning/LEP Controls under current WLEP 2013 or GLEP 2014**

92 submissions were received requesting amendments that fall outside the consolidation process. This included requests for alternate standard instrument zones where the zone is already established as a standard instrument zone under WLEP 2013 or GLEP 2014. There were also a number of requests for amendments to be made to other controls such as increasing existing floor space ratios, maximum height of buildings or minimum lot size and removal of lot amalgamation provisions.

The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive LEP/DCP review of Council's planning controls. The consolidation process is not the appropriate means by which existing Standard Instrument land use zonings and controls established under WLEP 2013 and GLEP 2014 are to be reviewed and significantly amended. Any such consideration would require the submission of a separate Planning Proposal supported by appropriate studies relating to the land identified. In addition, Council is undertaking LGA wide studies as part of the next stage of the Comprehensive LEP/DCP Review. These studies, such as the Housing strategy, Centres Review, Retail Strategy and Employment Lands Study will consider relevant issues raised in submissions.

## 10. Residential Uses and Serviced Apartments in B6 Enterprise Corridor and B7 zone

A number of submissions were received that raised concern or opposed the inclusion of residential flat buildings, multi dwelling housing and serviced apartments within the B6 Business Enterprise and B7 Business Park zones. Some concerns which were raised include conflicts with the objectives of the zone and development not being limited by Height and FSR controls, the likely impact on other permissible employment uses in the zone which can impact on valuable employment lands and the potential decline in the business character and an increase in residential character of these areas.

Multi dwelling housing, Serviced apartments and Residential flat Buildings are not an appropriate landuse in the B6 Enterprise Corridor and B7 Business Park zones. These land uses detract from and conflict with the zone objectives and are an under-utilisation of land potential.

These zones generally have low amenity for residential housing and are surrounded by industrial uses with potential for land contamination and conflict issues.

The objectives of both the B6 Enterprise Corridor and B7 Business Park zones under the draft CCLEP include provision for limited residential accommodation where it is part of a mixed-use development.

A review of the take up of residential housing forms within the B6 Enterprise Corridor Zone in the former Gosford and Wyong LGA's since the commencement of the respective LEPs in 2013 and 2014 has shown approvals granted for one residential flat building in Gosford and one serviced apartment in North Wyong. A recent court approval has been granted for serviced apartments as part of a larger development in the B7 Business Park zone in Tuggerah. No Construction Certificate for any approval has been lodged or issued since the granting of development consent.

The B6 Enterprise Corridor zones in each former LGA are located in areas of differing character and have been applied differently. Land zoned for B7 Business Park only occurs in the formerly in Wyong LGA. Height and Floor Space Ratio is not currently mapped in all B6 Enterprise Corridor and B7 Business Park zoned land to assist in limiting the scale of development for serviced apartments and residential accommodation. This is of concern where stand-alone residential development and serviced apartments are permitted as there is potential for these forms of development to dominate employment/business developments and detract from the nature of the B6 Enterprise Corridor and B7 Business Park zones.

The removal of these land uses from the B6 zone would also be consistent with the Actions of the draft Tuggerah to Wyong Economic Corridor Strategy which considers residential development incompatible with the current and intended future uses of the B6 Enterprise Corridor zoned land in North Wyong. It also notes that this type of development risks creating reverse amenity impacts on existing businesses and poses the risk of increasing land values in the area, where reasonable land values and rents have been key to the precinct's growth and success.

It is recommended that residential flat buildings, multi dwelling housing and serviced apartments be prohibited in the B6 Enterprise Corridor zone and Serviced apartments be prohibited in the B7 Business Park zone and that land uses be further considered during the next stage of the Comprehensive LEP.

### **11. Clause 7.14 Shop top housing in certain business zones**

The shop top housing clause under WLEP 2013 was amended to clarify the intent of the clause which was to limit shop top housing to only 50% of the total gross floor area of both the shop top housing and ground floor retail or business premises. This clause was also not envisioned to utilise a third land use to increase the gross floor area of the building in order to achieve a greater floor area for shop top housing. Hence a change to the wording was required to clarify the intent.

While the intent of the clause is outlined in the planning proposal, the amended wording in the draft CCLEP instrument inadvertently reduced the percentage able to be achieved. As this was not the intention, it is recommended that clause 7.14 be amended to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing and ground floor business or retail premises.

### **12. Request for E5/Public Conservation Zone**

Twelve submissions request an additional E5/public conservation zone for protection of publicly owned lands with high environmental value.

An E5, or additional public conservation zone, is not provided for under the SILEP and as such is not available for application by Council.

The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves.

Council has developed a draft LGA wide Biodiversity Strategy which will help guide the Comprehensive LEP Review. It is proposed to rezone deferred matters COSS to E2 Environmental Conservation where dwelling houses are prohibited and development limited. The application of the E2 Environmental Conservation zone is further discussed below.

Council officers have continued to lobby the State Government on behalf of Council requesting an additional public conservation zone be included in the Standard Instrument LEP.

### **13. Permissibility of Dwelling Houses in E2 Environmental Conservation Zone**

Submissions were lodged raising concern over the prohibition of dwelling houses and the perceived loss of dwelling entitlement in the E2 Environmental Conservation Zone.

The E2 zone is proposed to apply to the most environmentally valuable land and places significant restrictions on development, including the prohibition of dwelling houses, home occupations and bed and breakfast accommodation. These land uses are currently prohibited under the WLEP 2013 in the E2 Environmental Conservation zone. The prohibition of these uses would have created an inequitable outcome for landholders in the former Gosford LGA where these land uses are currently permissible in the E2 Environmental Conservation zone under the GLEP 2014. Hence it was proposed to permit these land uses through an additional local clause in Part 7 of the draft CCLEP (clause 7.22).

Under the exhibited draft CCLEP it was proposed to apply this clause to all E2 zoned land in the former Gosford LGA where a dwelling entitlement currently exists. However, it is proposed to amend this clause following the review of submissions. The clause will now apply only to land currently zoned E2 Environmental Conservation under the GLEP 2014. This will ensure that dwelling entitlement will not be lost where it currently exists in the E2 Environmental Conservation zoned land of the former Gosford LGA. This clause will not apply to land that is currently deferred from GLEP 2014 which is identified as COSS and being rezoned to E2 Environmental Conservation through the CCLEP. All other deferred land under the IDO 122 will retain its current zone and provisions under the IDO 122 while the Environmental Lands Review is undertaken.

This clause will be reconsidered as part of that Environmental Land Review which will then inform the next stage of the Comprehensive LEP project. This will adopt a consistent methodology across the region to better align the application of the E2 Environmental Conservation zone and other environmental zones.

#### 14. Zoning of Cockrone Lagoon

A number of submissions raised questions about the proposed zoning of Lot 379 DP 29263 - Cockrone Lagoon in MacMasters Beach to E2 Environmental Conservation.

Cockrone Lagoon differs to other coastal lagoons as it is a registered parcel of land owned by Council. The parcel is currently zoned 6(a) Open Space and Recreation under the GPSO and is a Council Reserve that was dedicated by the landowner to Council for the purpose of 'public garden and recreation space', as a condition of consent for subdivision of the land.

This is covered by Council Clerk's Certificate No 1723 dated 12 November 1957 and was transferred to Council as Lot F on Real Property Application No 23581.

Cockrone Lagoon contains Council infrastructure (sewage trunk main and water main) is identified as being within the COSS, part of the lagoon is identified as a coastal wetland and the entire lagoon is within the Coastal Environmental Area under *State Environmental Planning Policy (Coastal Management) 2018*. This parcel was exhibited under the Draft CCLEP as E2 Environmental Conservation Zone.

Generally, Council and Crown Land Reserves are zoned RE1 Public Recreation. However, given the environmental significance and constraints of the lagoon the E2 Environmental Conservation zone is the most appropriate zone to be used for this land.

#### 15. Kendalls Glen Reserve and Rock – Lot 1 DP 716236

Lot 1 DP 716236 is subject to an environmental heritage item under Schedule 8 of the GPSO. This item is identified as "Kendalls Glen" Reserve and Rock, off Pacific Highway West Gosford.

Draft CCLEP Schedule 5 Item Number 173 identifies 'Kendalls Glen Memorial' but does not include the reserve and rock.

This was unintentionally left out of the exhibited LEP and should be included in the final version. As the reserve and rock are intrinsically linked to the memorial it is recommended that they be included as part of Item 173 as follows:

| Suburb       | Item Name                                  | Address               | Property description             | Significance | Item no |
|--------------|--|-----------------------|----------------------------------|--------------|---------|
| West Gosford | "Kendalls Glen" Reserve, Rock and Memorial | Central Coast Highway | Lot 1 DP 716236 and road reserve | Local        | 173     |



**16. Lot 1 DP 394499 - 37 Althorp St East Gosford**

A submission was lodged requesting the rezoning of Lot 1 DP 394499 No. 27 Althorp Street, East Gosford from RE1 Public Recreation to R1 General Residential. The land is privately owned and is used for residential purposes (dwelling house). The land was previously zoned 2(b) Residential under the GPSO. It appears that there was a minor misalignment between the cadastre and the zone boundary and a small slither of land along the side and rear boundary appears to have been within the 6(a) Open Space (recreation) zone. When this land was transferred into a standard instrument zone through the GLEP 2014 the land was proposed to be zoned R1 General Residential and was shown in the exhibition version of the maps as R1. It appears that an error may have occurred between exhibition and finalisation of the GLEP 2014 where the land was unintentionally changed to an RE1 Public Recreation zone on the final Land Zone Map. The site currently has a minimum lot size of 550m<sup>2</sup> and a floor space ratio of 0.7:1 mapped under the GLEP 2014 which are both consistent with the R1 General Residential zone in this area.

The Section 62 Consultation report dated 6 May 2008 and prepared for the GLEP 2014 stated:

*The R1 General Residential zone shall apply where medium density housing is proposed (such as under the Peninsula Urban Design Strategy) and to reflect existing areas of medium density zoned land. Low and medium density residential development is confined to the existing urban footprint and this will ensure that there is an efficient use of existing infrastructure and services.*

It is evident that the zoning of RE1 was an error and the R1 zone is supported by the previous GLEP 2014 Planning Proposal and exhibited Land Zone Map. As such it is recommended that Lot 1 DP 394499 be zoned R1 General Residential.

**17. 945 Old Pacific Hwy & 66 Myoora Rd, Somersby (Old Sydney Town/ Australian Reptile Park Sites)**

A submission has been lodged requesting all land uses currently permitted in the E4 Environmental Living zone under GLEP 2014 be permitted on land at 945 and 66 Myoora Rd Somersby as additional permitted uses. The site consists of the following parcels:

| <b>Parcel Description</b> | <b>Address</b>                | <b>GLEP 2014 Zone</b>         |
|---------------------------|-------------------------------|-------------------------------|
| Lot 204 DP 747845         | 945 Old Pacific Hwy, Somersby | E4 Environmental Living       |
| Lot 205 DP 747845         | 945 Old Pacific Hwy, Somersby | E4 Environmental Living       |
| Lot 206 DP 747845         | 66 Myoora Rd, Somersby        | E2 Environmental Conservation |
| Lot 20 DP 859538          | 66 Myoora Rd, Somersby        | E4 Environmental Living       |
| Lot 21 DP 859538          | 945 Old Pacific Hwy, Somersby | E4 Environmental Living       |

The subject site is approximately 120 Ha and is located to the north of the M1 Motorway and bounded to the west by National Park, to the east by Somersby Industrial Park and Council's Somersby Water Treatment Plant to the North.

The subject site contains the Australian Reptile Park and former Old Sydney Town Theme Park along with native vegetation, grassland, dilapidated buildings, dwelling house and dam.

The land is predominantly zoned E4 Environmental Living under the GLEP 2014 apart from Lot 206 DP 747845 in the far north-west corner of the site which is zoned E2 Environmental Conservation.

Lot 206, being zoned E2 Environmental Conservation, is not subject to the same land use permissibility as the land zoned E4 Environmental Living. This parcel is proposed to be zoned E2 Environmental Conservation under the CCLEP and will not be subject to any Additional Permitted Uses.

The remaining four parcels are proposed to be zoned E4 Environmental Living under the draft CCLEP and consideration is given to the impact of removing permissible land uses from this site.

Those land uses proposed to be removed from the E4 Environmental Living zone include: Camping grounds; Caravan parks; Extensive agriculture; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Tourist and visitor accommodation; and Veterinary hospitals.

The above land uses or equivalent, with the exclusion of extensive agriculture, were also permitted on this site prior to the GLEP 2014 under the previous IDO 122 zone of 7(c3) Conservation and Scenic Protection Scenic Protection - Tourist Accommodation). Under the IDO 122 an Additional Permitted Use also applied to the site for 'an amusement park, theme park and heritage village' which was added to the site under LEP 194 in June 1987.

The owner of the land has expressed interest in expanding existing and establishing further tourist related uses on the site and the proposed amendment to the land use permissibility will likely impact on future tourism uses. The Australian Reptile Park is under a long-term lease agreement until July 2067. The former Old Sydney Town Theme Park operated from 1975 until 2003 and was listed on the National Trust Register in June 2019 as a living history museum.

The prohibition of the above land uses has the potential to limit the expansion of the Australian Reptile Park, revitalisation of the Old Sydney Town Theme Park and future use of the land for tourism related uses. The inclusion of those land uses outlined above, with the exclusion of extensive agriculture, are considered to be consistent with the Central Coast Strategic Plan 2036 which promotes tourism in the region.

It is also consistent with the Community Strategic Plan and Draft Somersby to Erina Corridor Strategy which recommends that the Old Sydney Town site be investigated for future alternative uses and commits Council to *"prepare a brief and engage consultants to consider options for the future use of this site, to inform discussions with the landowner"*.

It is recommended the an Additional Permitted Use be included in Schedule 1 of the CCLEP and shown on the Additional Permitted Use Map Layer to permit the following land uses on Lot 204 DP 747845; Lot 205 DP 747845; Lot 20 DP 859538; and Lot 21 DP 859538:

Camping grounds; Caravan parks; Pubs; Recreation facilities (indoor); Recreation facilities

(outdoor); Registered clubs; Restaurants or cafes; Tourist and visitor accommodation; and Veterinary hospitals.

### **18. Clause 4.2A Dwelling entitlement on land in certain rural and environment protection zones**

The exhibited version of the Clause 4.2A unintentionally excluded the former WLEP 2013 Clause 4.2B 3(e)(i) which allowed for a minor realignment of boundaries that did not create an additional lot. It is recommended that draft Clause 4.2A (3)(e) be amended as follows:

- (3) Development consent must not be granted for the erection of a dual occupancy or dwelling house on land to which this clause applies unless the land: ....*
- (e) would have been a lot referred to in paragraph (a), (b), (c) or (d) had it not been affected by:*
  - (i) a minor realignment of its boundaries that did not create an additional lot*
  - (ii) a subdivision which created or widened a public road or public reserve or for another public purpose*

### **19. Density/Rezoning of Woy Woy Peninsula**

A number of submissions raised concern over the rezoning for high rise development and increased density within the Woy Woy Peninsula

The proposal does not seek to rezone Woy Woy Peninsula for high rise development. Land zones that apply within the Woy Woy Peninsula under the current GLEP 2014 will remain under the CCLEP. The Maximum height and floor space ratio currently applicable under the GLEP 2014 within the business centre and surrounding R1 General Residential zoned land is not proposed to change.

The introduction of dual occupancy development within the R2 Low Density Residential zone is not considered to have a major impact on density and may even have less impact than already permissible uses such as secondary dwellings, boarding houses and seniors housing.

### **Central Coast Development Control Plan**

123 submissions were lodged relating to the draft CCDCP.

### **20. Chapter 3.1 Floodplain Management**

At the Ordinary Meeting of 11 February 2019 Council Resolved:

*112/19 That Council note the issues raised in terms of the draft chapter 3.1 and that Council request further Community Consultation on this draft chapter when the flood plain maps are available. The existing DCP controls for flooding will continue until this time.*

In response to this Council Resolution, a DCP chapter which repeats the existing controls has been drafted for adoption. The chapter is separated into two mapped sub-sections (North and South Controls) to ensure that existing controls apply as they currently do under Gosford DCP 2013 and Wyong DCP 2013. A revised DCP Chapter with consistent flood mapping and controls is scheduled to be publicly exhibited in 2020.

## **21. Chapter 2.12 Waterfront Structures**

The draft CCDCP proposes to consolidate maximum jetty lengths across the LGA. This extends the length of jetties in Lake Macquarie in the Central Coast Council area of the lake from 30m to 55m and would be inconsistent with controls that apply to the remainder of Lake Macquarie. This issue was discussed with Lake Macquarie Council staff and it is considered that the current 30m maximum jetty length under WDCP 2013 for the Central Coast Council area of Lake Macquarie should be maintained to ensure consistent controls apply across Lake Macquarie.

## **22. Chapter 3.8 Acid Sulfate Soils**

Chapter 3.8 Acid Sulfate Soils is not required. It is purely a repeat of the LEP requirements. As the acid sulfate soils are mapped under the LEP the requirements of such should continue to be considered under Clause 7.1 of the CCLEP.

## **23. Chapter 3.9 - Erosion and Sediment Control**

Chapter 3.9 Erosion and Sediment Control is not required. The requirements within Chapter 3.9 Erosion and Sediment Control are now administered through the New South Wales Government, *Soils and Construction, Managing Urban Stormwater, Volume 1 – March 2004* which is used by the industry and compliance staff to install and monitor erosion and sedimentation measures

## **24. Other Minor Changes**

Several other minor changes are proposed to either amend minor typographical errors or provide additional clarification where requested and considered justified. These proposed changes are summarised in Table 3.

### **Recommended Amendments – Not Raised in Submissions**

The following issues have been identified since the commencement of exhibition as a result of reviewing other submissions or as raised by staff when undertaking further review of the proposal:

#### **Lot 27 DP 264579 - 26A Strand Ave Narara**

Lot 27 DP 264579 is Council owned land and is currently split zoned 2(a) Residential and 6(a) Open Space under the GPSO. The draft CCLEP was exhibited with this lot proposed as R2 Low Density Residential and RE1 Public Recreation. As the site is COSS it should be zoned E2 Environmental Conservation. It is recommended that the LZN Map Layer be amended to zone Lot 27 DP 264579 to E2 Environmental Conservation.

### **Minor/Typographical Errors**

The draft CCLEP instrument was exhibited with some typographical errors. As such these errors are proposed to be rectified in the final instrument. For example, in some clauses such as Clause 4.2A and 7.22 the word 'house' has been unintentionally omitted when

referring to a 'dwelling house' and has the potential to change the intent of the clauses. As such this will be rectified in the instrument.

It is noted that the final instrument will be drafted by Parliamentary Counsel and may be subject to change. Council will be consulted on any such changes if required.

## Summary of Amendments

| <b>LEP Mapping Amendments</b>   |
|---|
| <ul style="list-style-type: none"> <li>Land zoned under the IDO 122 which is outside of the current COSS will maintain its current land use zoning provisions and be removed from CCLEP mapping.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Height of building map currently applying to the R2 Low Density Residential zone under GLEP 2014 will be retained and included as a mapping layer for the CCLEP.</li> </ul>  |
| <ul style="list-style-type: none"> <li>Lot 1 DP 394499 be zoned R1 General Residential.</li> </ul>  |
| <ul style="list-style-type: none"> <li>Lot 27 DP 264579 to E2 Environmental Conservation.</li> </ul>  |
| <b>LEP Instrument Amendments</b>  |
| <ul style="list-style-type: none"> <li>Residential flat buildings, multi dwelling housing and serviced apartments be prohibited in the B6 Enterprise Corridor zone and Serviced apartments be prohibited in the B7 Business Park zone.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Clause 7.14 be amended to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing and ground floor business or retail premises.</li> </ul>  |
| <ul style="list-style-type: none"> <li>Clause 7.22 be amended to apply only to land currently zoned E2 Environmental Conservation under the GLEP 2014.</li> </ul>   |
| <ul style="list-style-type: none"> <li>CCLEP Schedule 5 Item Number 173 identifies 'Kendalls Glen Memorial' be retitled "Kendalls Glen" reserve, rock and memorial.</li> </ul>  |
| <ul style="list-style-type: none"> <li>Additional Permitted Use to be included in Schedule 1 of CCLEP and shown on the Additional Permitted Use Map Layer to permit the following land uses on Lot 204 DP 747845; Lot 205 DP 747845; Lot 20 DP 859538; and Lot 21 DP 859538: Camping grounds; Caravan parks; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Tourist and visitor accommodation; and Veterinary hospitals.</li> </ul> |
| <ul style="list-style-type: none"> <li>Clause 4.2A (3)(e) to be amended to include provision for minor realignment of boundaries as per WLEP 2013 2013</li> </ul>   |
| <ul style="list-style-type: none"> <li>Clause 4.2A and 7.22 – insert the word 'house' has been unintentionally omitted when referring to a 'dwelling house' .</li> </ul>  |
| <ul style="list-style-type: none"> <li>Clause 4.3A and 4.4A – amend the title to remove the words 'in certain Local Centres and Enterprise Zones' as these clauses apply to bonuses outside these areas.</li> </ul>   |
| <ul style="list-style-type: none"> <li>CCLEP – Minor typographical and clarification statements</li> </ul>  |
| <b>DCP Amendments</b>   |
| <ul style="list-style-type: none"> <li>Chapter 3.1 – Adoption of existing controls as per Council Resolution 112/19 of 11 February 2019.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Chapter 3.8 Acid Sulfate Soils – not to be adopted.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Chapter 3.9: Erosion and Sediment Control – not to be adopted.</li> </ul>  |
| <ul style="list-style-type: none"> <li>CCDCP – Minor typographical and clarification statements.</li> </ul>   |

Table 3– Summary of post exhibition changes to the CCLEP and CCDCP

## Digital Mapping

Council has partnered with DPIE on the Digital Environmental Planning Instrument Pilot Project. The draft CCLEP is the first LEP in NSW to propose and trial digital mapping (geospatial data) in place of PDF maps. This will remove the need for Council to produce numerous versions of the 800+ PDF maps required for the Draft CCLEP. This is an innovative approach to mapping of LEPs that will save Council significant time and resources and will be more intuitive and simpler to use for both staff and the community.

Positive feedback was received from the public and development industry during the exhibition. Any issues with the digital mapping platform were provided to DPIE for consideration and action. Finalisation of the CCLEP with digital mapping will require sign-off from the Minister for Planning and Public Spaces.

## Financial Impact

The development of a consolidated CCLEP and CCDCP is a priority project to facilitate the transition from the former Councils to the merged Council.

The project has been completed in-house utilising staff resources as such there is minimal financial impact associated with the finalisation of this proposal.

Given the deferral of the matter relating to rezoning of IDO 122 lands that are outside the COSS, budget may be required to finalise the assessment of these lands. This is likely to be undertaken as part of the Environmental Lands Review. Funds may be required to engage suitable consultants with specialist GIS and visual assessment background skills to assist in-house resources. Budget for this component of the project has been requested through separate process.

## Strategic Links

The CCLEP and CCDCP have been developed having regard for the *Central Coast Regional Plan 2036 (CCRP 2036)*, *One-Central Coast Community Strategic Plan 2018 -2028 (CSP)* and other Strategies of Council including but not limited to the *North Wyong Shire Structure Plan*, *Draft Somersby to Erina Corridor Strategy*, and *Draft Urban Spatial Plan*.

The CCLEP and CCDCP represents the first stage in the comprehensive review of planning controls which will ultimately result in a final Comprehensive LEP and DCP for the Central Coast. The Comprehensive LEP and DCP review process and the relationship between documents is shown in Figure 1 below.

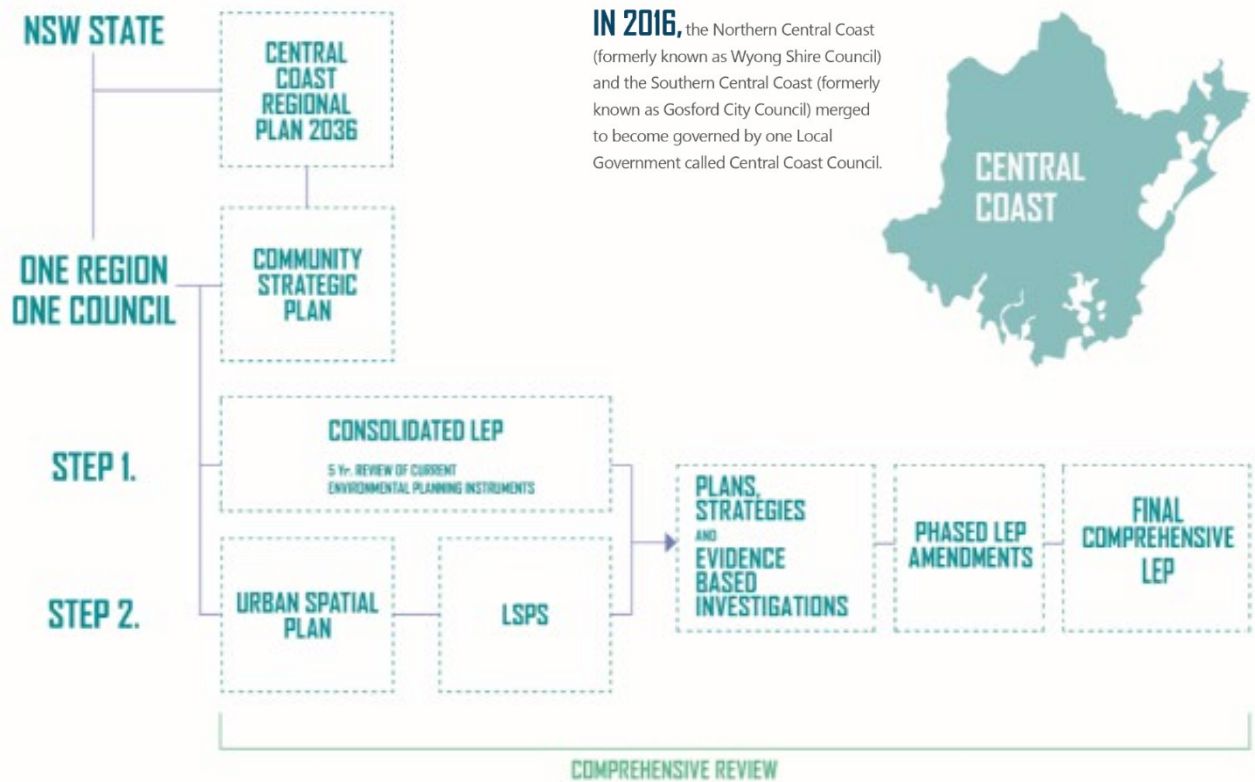


Figure 1: Project flowchart and relationships

### Central Coast Regional Plan 2036 (CCRP)

An assessment of the proposal against the Goals, Directions and Actions of the CCRP has been undertaken. The assessment demonstrated that the proposal is able to assist or is consistent with the Directions of the CCRP.

Through the creation of a harmonised planning framework across the Central Coast, the proposal will provide greater certainty for new development as land use planning provisions across the region will be consistent.

The consolidation of land use planning controls will result in a broader range of land use permissibility within the majority of zones across the Central Coast. Further, the consolidation of controls will assist in meeting growth targets through the addition of appropriate land uses such as dual occupancy in low density residential areas.

### Link to Community Strategic Plan "One – Central Coast" (CSP)

The CSP defines the community's vision and roadmap for the future. The plan, prepared with extensive community input, establishes themes and focus areas which set key directions and priorities for the sustainable growth of the Central Coast. The CCLEP and CCDCP support the themes of the CSP.

Theme 2: Smart

### Goal C: A growing and competitive region



S-C1: Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast.

Theme 3: Green

**Goal E: Environmental resources for the future**

G-F1: Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas, and the diversity of local native species.

Theme 4: Responsible

**Goal G: Good governance and great partnerships**

R-14: Provide a range of housing options to meet the diverse and changing needs of the community and there is adequate affordable housing.

Theme 4: Responsible

**Goal G: Good governance and great partnerships**

R-11: Preserve local character and protect our heritage and rural areas including concentration of development along transport corridors and around town centres and east of the M1.

**Risk Management**

Any risk to the organisation is managed through the application of relevant legislation.

The draft CCLEP and CCDCP will assist in removing complexity in the planning process by consolidating existing instruments reducing the number of environmental planning instruments applying to the region from five to two and DCPs from two to one. This will enable staff to assess applications across the LGA reducing the impact on resourcing and simplifying the planning process for staff, Councillors and the community.

The proposed deferral of lands under IDO 122, exclusive of land identified as COSS, will reduce the risk to the organisation by allowing for further consideration and refinement of criteria in the context of the Central Coast wide Environmental Lands Review. This will reduce the likelihood of inappropriate zoning and associated provisions being applied.

**Critical Dates or Timeframes**

The timeframe for completing the LEP is by 26 July 2020 as outlined in the revised Gateway Determination issued by the DPIE. The majority of work has been completed to finalise the CCLEP and CCDCP with the next step amending documentation in accordance with the recommendations of this report and forwarding the revised proposal to DPIE under Section

3.35(2) of the EP&A Act 1979. DPIE will then determine whether any further consultation is required.

Following completion of DPIE's review Council will forward a copy of the planning proposal and supporting information to DPIE requesting the draft LEP be prepared. The final instrument will be drafted by Parliamentary Counsel in consultation with Council and opinion issued that the plan can be made. The CCLEP and CCDCP will come into force once it is notified on the NSW Legislation Website.

### **Conclusion**

The consolidation of planning instruments is the first stage in the Central Coast Comprehensive LEP Review. It aims to consolidate and harmonise planning controls across the region and simplify the planning process.

During the preparation of the draft CCLEP and draft CCDCP a number of matters were identified that required further and more detailed consideration. Investigative studies have commenced to support and inform the next stages of the Comprehensive LEP.

This report and attachments outline the outcomes of agency consultation and public exhibition and seek Council's endorsement of the draft CCLEP and draft CCDCP as proposed to be amended in accordance with the matters raised in this report and attachments.

### **Attachments**

- |          |  |           |           |
|----------|--|-----------|-----------|
| <b>1</b> | Agency Consultation Submission Summary           | Enclosure | D13725586 |
| <b>2</b> | Public Exhibition Submission Summary CClep CCDCP | Enclosure | D13730310 |



## Agency Consultation Submission Summary & Responses

The following table outlines the matters raised by agencies, and responses as to how the CCLEP have been revised or amended where required to address these matters.

Table 1 Agency Consultation Submission Summary and Responses

| Agency   | Issue   | Response   |
|--|---|--|
| Commonwealth Department of Environment (now known as Department of Environment and Energy) | No response received  | N/A  |
| Civil Aviation Safety Authority (CASA)   | Central Coast Councils area of responsibility does not incorporate any certified or registered aerodromes and therefore CASA has not comment on Central Coast Local Environmental Plan (CCLEP). | Noted  |
| Darkinjung Local Aboriginal Land Council (LALC)  | The CCLEP does not acknowledge the Aboriginal Cultural Landscape & fails to address the requirements of the proposed future State legislation (Aboriginal Culture and Heritage Reforms).        | The Draft CCLEP is based on the <i>Standard Instrument - Principal Local Environmental Plan (SILEP)</i> and is a consolidation of the current <i>Wyong Local Environmental Plan 2013 (WLEP 2013)</i> and <i>Gosford Local Environmental Plan (GLEP 2014)</i> . Any amendments as a result of the final Aboriginal Cultural Heritage Bill will be made to the SILEP or further considered by the next stage of the Comprehensive LEP. |
|  | Culturally sensitive areas are incorrectly mapped in the Somersby Industrial Estate. Until this is resolved, any DA in the locality should be inclusive   | The timing and scope of works for the Consolidated LEP does not allow for an archaeological study /ground truthing to be undertaken.   |

| Agency | Issue  | Response   |
|--------|--|--|
|        | <p>of a search of the Aboriginal Heritage Investigation Management System (AHIMS). Further requirements for detailed archaeological surveys and consultation with registered Aboriginal stakeholders be implemented if a site is located within 200m of the proposed development site.</p>   | <p>OEH is currently undertaking work with Darkinjung LALC to identify culturally significant sites. Dependant on timing of this work consideration will be given to this during the preparation of a Comprehensive LEP.</p> <p>It is general practice, that where Aboriginal Archaeological Assessments undertaken identify new sites/objects, these are issued to OEH for the purposes of updating AHIMS</p>  |
|        |  | <p>Many land uses are unable to be undertaken as complying development within rural areas as they are within a sensitive location, i.e. within the Central Coast Drinking Water Catchment.</p> <p>The permissibility of extensive agriculture within rural zones is mandated by the SILEP. This requires this land use to be permissible without consent, i.e. exempt.</p> <p>Council is attempting to further manage other rural land uses which require extensive clearing, such as intensive plant agriculture, by requiring development consent.</p> |
|        | <p>Schedule 5 fails to identify any registered Aboriginal places across the CC. There are 3 registered Aboriginal places listed under the National Parks and Wildlife Act. These are:</p> <ul style="list-style-type: none"> <li>- Bulgandry Art Site, Kariiong</li> <li>- Kariiong Sacred Lands, Kariiong</li> <li>- Tuggerah Lakes Resting Place,</li> </ul> | <p>In response to submissions and the recent listing of the Calga Aboriginal Cultural Landscape on the State Heritage Register it is proposed to include this as an item of heritage significance in Schedule 5 of the CCLEP 2018.</p> <p>The other suggested sites will be considered as part of the</p>  |

| Agency | Issue   | Response  |
|--------|---|---|
|        | <p>Tuggerah</p> <p>A fourth site, the Mooney Mooney Aboriginal Area, at Somersby is also recognised by NPWS as an area of cultural significance. A fifth site, the Calga Aboriginal Women's Site/ Calga Aboriginal Sites is also currently under consideration for Place listing.</p> <p>These should be referenced in Schedule 5 of the LEP and mapped.</p> <p>There are also thousands of sites of cultural significance on the AHIMS which are generally not disclosed in mapping. Council should do due diligence in relation to cultural sites in vicinity of proposal.</p> <p>Consider SEPP (Aboriginal Land) 2019 and the four sites identified in Comprehensive LEP</p> | <p>Heritage review currently being undertaken for stage 2 of the comprehensive LEP Review. the submission has been referred to Council's heritage officer and further consultation will be undertaken with NPWS, Premier &amp; Cabinet (Heritage) Darkinjung LALC and other relevant stakeholders.</p> <p>The SEPP does not require amendment to the CCLEP at this stage.</p>   |
|        | <p>Support COSS and note proposal does not extend COSS. Darkinjung will not support the transfer of Darkinjung LALC land to Council for inclusion in Coastal Open Space System (COSS) network. The intent and objectives of COSS can be satisfied while in Darkinjung ownership.</p>  | <p>The proposal does not extend the current COSS nor include additional requirements for acquisition of this land.</p> <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to <i>Interim Development Order No. 122</i> (IDO No.122). At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as</p> |

| Agency | Issue  | Response  |
|--------|--|---|
|        |  | <p>COSS is proposed to be zoned E2 Environmental Conservation. It is noted those sites highlighted in the submission are proposed COSS and the zoning of these lands will remain as exhibited.</p>  |
|        | <p>Support Small Lot Housing in R2 zone for delivery of affordable housing</p> | <p>The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) low density residential zone which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 zoned land on the Central Coast. The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for variations to minimum lot size are proposed to be retained in the LEP for land within the R1 zone as the former Gosford LGA will retain a minimum lot size of 550m<sup>2</sup> in this zone. In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 zoned land in order to meet its dwelling targets.</p> <p>The draft Affordable and</p> |

| Agency | Issue  | Response   |
|--------|--|--|
|        |  | Alternative Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include considering whether smaller lots in residential areas address housing affordability issues.   |
|        | Darkinjung supports the UDIA submission to DPIE to include an Additional Local Provision in part 7 of the LEP to enable seniors living development in Business zones and Environmental zones.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means to introduce new provisions. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the landuse and lands identified.  |
|        | CI 20 of Gosford IDO 122 provides flexibility for boundary adjustments and seeks to preserve dwelling entitlement. CI 4.2 of draft CCLEP does not carry this over. SEPP Exempt and Complying also does not provide the flexibility required for boundary adjustments. CI 4.2C of Lake Mac LEP 2014 is an example where a more flexible approach is used. | Amendment 36 to WLEP 2013 and Amendment 38 to GLEP 2014 was published on 1 November 2019 and inserted a new clause to enable boundary adjustments for land zoned RU1 Primary Production, RU2 Rural Landscape, E2 Environment Conservation, E3 Environmental Management or E4 Environment Living where no additional lots or dwelling entitlements are created and the resultant lots achieve a superior outcome for either agricultural or environmental protection or management. This provision will be included in the final CCLEP when made. It is noted that there was text |

| Agency | Issue   | Response   |
|--------|---|--|
|        |   | missing from draft Cl 4.2A in relation to minor boundary realignment - this was an error and will be reinstated.   |
|        | CL 4.1E of Lake Mac LEP 2014 also allows creation of undersized lots to provide for longer term environmental outcomes and this is suggested for consideration. | A new clause similar to Clause 4.1E Exceptions to minimum lot sizes for biodiversity conservation in Lake Macquarie LEP 2014 was investigated in the preparation of the Miscellaneous Amendment Planning Proposal. It was concluded that this issue should be considered as part of the preparation of the next stage of the Comprehensive Central Coast LEP, where it can be informed by Council's Central Coast Biodiversity Strategy. The draft Biodiversity Strategy has recently been exhibited by Council. |
|        | DCP CH 2.4 Subdivision 2.4.2.3 Cut, Fill and Earthworks is outdated and impractical. Retaining walls should be assessed on merit<br>DCP Ch 3.1 Flooding mapping | Limitations on boundary cut and fill requirements are considered appropriate and any variation to the controls will require consideration of the relevant objectives.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
|        | The minimum lot size for dual occupancy is not in line with the Low Rise Medium Density Housing Code and SEPP Exempt and Complying.                             | The Low Rise Medium Density Housing Code allows for Councils to set minimum lot size for dual occupancy development under their LEPs. These lot sizes proposed are consistent with that currently  |



| Agency   | Issue   | Response   |
|--|---|--|
|  |   | outlined in the Wyong DCP 2013 and Gosford LEP 2014 and are considered appropriate for the Central Coast LGA.  |
| Department of Industry (Crown Lands) (now known as Department of Planning Industry and Environment, Housing and Property, Lands) | <p><i>Crown Reserves:</i> Zonings should not compromise management and consider future use of Crown Land. Zoning of Crown reserves should be consistent with the public purpose of the reserve.</p> <p>Due regard should be made to the NSW Aboriginal Land Rights Act 1983 and Commonwealth Native Title Act 1993 and the impact of Native Title and Aboriginal Land Claims on the proposed LEP zonings.</p> | The Proposal seeks to rezone all COSS land that is currently deferred from the GLEP 2014 to E2 Environmental Conservation. The remainder of lands zoned under IDO 122 will remain deferred to allow for further refinement of criteria and consistent approach to all Environmental Lands across the LGA as part of an LGA wide Environmental Lands Review.                                |
|  | <p><i>Crown Roads:</i> A strategic assessment of public road corridors should be undertaken to determine any unnecessary Crown roads (unformed roads). These roads may be closed and replaced with private rights of way established during the DA process. This would rationalise the public road network and identify Crown and Council roads required for future needs.</p>                                | A strategic review of the road network is not a consolidation matter. However, this may be considered in future in conjunction with Department of Planning Industry and Environment, Housing and Property, Lands).   |
|  | <p><i>Schedule 5 – Environmental Heritage:</i> Supportive of recognising heritage items except where inconsistent with tenure agreements on Crown Land. In particular boatsheds and wharves as per advice in letter to Council 30 Nov 2017 in response to the Gosford Community Based Heritage Study Amendment to GLEP 2014.</p>  | Schedule 5 of CCLEP consists of those items from GLEP 2014, IDO 122, GPSO and WLEP 2013. Two additional items have been included in Schedule 5 following exhibition. These are Calga Aboriginal Cultural Landscape which was recently listed on the State Heritage Register and Kendalls Glen reserve and rock which is currently listed as a heritage item under the GPSO and erroneously |

| Agency | Issue  | Response  |
|--------|--|---|
|        | <p data-bbox="569 660 938 853"><i>Central Coast Land Negotiation Program:</i> Consideration should be given to the Central Coast Land Negotiation Program prior to finalisation of the rezoning proposal with regard to:</p> <ul data-bbox="569 864 943 1597" style="list-style-type: none"> <li data-bbox="569 864 943 1025">▪ Lot 343 DP 755234 – 129 Oceano St, Copacabana – DPI has no objection to proposed E2 Environmental Conservation Zone.</li> <li data-bbox="569 1037 935 1198">▪ Lot 3 DP 863379 – 70 Fishermans Pde Daleys Point – DPI has no objection to proposed E2 Environmental Conservation Zone.</li> <li data-bbox="569 1209 943 1597">▪ Lot 8 DP 802107 – Central Coast Hwy, Kariong - DPI notes that the proposed rezoning from Zone 2(A) Residential; Zone 5(E) Arterial Road and Zone 5 Special Uses to Zone E2 Environmental Conservation would be incompatible with its dedicated purpose and recommends consultation with Darkinjung LALC.</li> </ul> <p data-bbox="569 1608 922 1711">The above properties are under land claim and Council should consult with Darkinjung LALC.</p> | <p data-bbox="962 353 1308 647">excluded from the draft CCLEP. The letter referred to during agency consultation related to a separate Planning Proposal. Further discussions with Department of Planning, Industry and Environment (DPIE) have occurred in relation to those matters.</p> <p data-bbox="962 658 1308 952">Darkinjung LALC has been consulted as part of the agency consultation, industry information session and public exhibition of the draft CCLEP. Comments provided by Darkinjung LALC have been considered as part of this proposal.</p> <p data-bbox="962 963 1308 1682">In response to agency and public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current COSS will maintain their current land use zoning provisions. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. As such it is proposed to zone Lot 343 DP 755234 and Lot 3 DP 863379 to E2 Environmental Conservation as these parcels are currently identified as COSS.</p> <p data-bbox="962 1733 1294 1859">Lot 8 DP 802107 is currently deferred from the GLEP 2014, however; its deferral is considered to be an anomaly.</p> |

| Agency  | Issue  | Response  |
|---|--|---|
|   |  | It is proposed to zone the land to R2/E2/7(a) rezoning the GPSO lands to an equivalent zone consistent with the adjoining land and deferring the IDO 122 zoned portion for further consideration.   |
| Department of Industry (Water) (now part of Department of Planning Industry and Environment, Water)   | No issues raised.<br>Provides considerations for any future DA's in riparian zones, impact on groundwater and stormwater management.   | Noted   |
| Department of Planning and Environment (now Department of Planning, Industry and Environment)   | No specific comment on the PP at this time.  | Noted   |
| Department of Primary Industries (Agriculture) (now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Primary Industries (Agriculture)) | Supportive of the consolidation of instruments as an interim measure.<br>DPI Agriculture can provide information from the Important Agricultural Lands Mapping Project being undertaken in the Central Coast to inform a future comprehensive LEP  | Noted   |
| Department of Primary Industries (Agriculture) (now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Primary Industries (Agriculture)) | <i>Intensive plant agriculture</i> should remain permitted without consent in the RU1 zone as: <ul style="list-style-type: none"> <li>▪ DPI has focused on promoting best practice and self-regulation amongst growers. Should justify addition of 'intensive plant industries' as part of a rural strategy.</li> <li>▪ Additional Council resources will be required to assess applications with technical expertise. DPI support would be limited.</li> <li>▪ State level legislative frameworks underpin</li> </ul> | Not supported.<br>In the RU1 Primary Production zone the group term of <i>Intensive plant agriculture</i> is permitted with consent in both the WLEP 2013 & GLEP 2014. The sub terms of horticulture and viticulture are permitted without consent in GLEP 2014 but with consent in WLEP 2013.<br>These industries generally involve the utilisation of pesticides and chemicals, as well as clearing of native vegetation which, if inappropriately managed or |

| Agency | Issue  | Response   |
|--------|--|--|
|        | <p>regulation in NSW associated agencies have existing referral procedures in place and should be consulted.</p> <ul style="list-style-type: none"> <li>▪ The NSW Right to Farm Policy and Central Coast Regional Plan (CCRP) stipulate Government priorities to enhance agricultural land and identify opportunities for agribusiness growth. This proposal may have unintended consequences for agriculture in the Central Coast and State.</li> </ul> | <p>undertaken, can pose potential environmental risks. This is particularly of concern as this zone predominantly occurs within the Central Coast Drinking Water Catchments.</p> <p>It is important that the impacts associated with these land uses are assessed through the development application process to ensure that appropriate management strategies and safeguards are implemented.</p> <p>The former Wyong Shire Council commenced work on a rural land strategy and Central Coast Council is now extending this strategy to the full LGA. This project will inform potential revisions to development controls or provisions through the Comprehensive LEP.</p> <p>In the interim it is considered appropriate to permit this land use with consent as is the current practice under the WLEP 2013.</p> |
|        | <p>Do not support Prohibition of Horticulture (intensive Plant Agriculture) from RU5. This use should be permissible without consent.</p> <p>The majority of intensive plant agriculture is undertaken on small parcels of land and with advances in technology and growing methods the use of small parcels in the vicinity of village should encouraged.</p>   | <p>Horticulture is currently prohibited in the RU5 Village zone under WLEP 2013 and permitted with consent under the GLEP 2014. This use is considered inconsistent with the zone objectives due to associated land use conflict. The use is catered for in surrounding rural lands.</p>   |
|        | <p>Do not support inclusion of detached Dual occupancy in RU1 and RU2 for following reasons:</p> <ul style="list-style-type: none"> <li>▪ DPI are publishing</li> </ul>  | <p>Dual occupancy (attached &amp; detached) is currently permitted in WLEP 2013 and prohibited in GLEP 2014.</p>   |

| Agency   | Issue  | Response  |
|--|--|---|
|  | <p>guidelines on detached dual occupancies and secondary dwellings this year to provide state wide advice.</p> <ul style="list-style-type: none"> <li>▪ Impact on productive capacity of ag industries and availability of ag resources</li> <li>▪ Impact on other primary industry opportunities e.g. Forestry mineral development quarrying etc.</li> <li>▪ Land use conflict e.g. unreasonable proximity to farm buildings, boundaries etc.</li> <li>▪ Property inflation preventing purchase of farming land or expansion of operations</li> <li>▪ Long term social and economic costs and benefits should be evaluated before making changes</li> <li>▪ Attached dual occupancies and rural workers dwellings where justified may assist in reducing some adverse impacts.</li> </ul> | <p>Secondary dwellings are currently permissible under GLEP 2014 and WLEP 2013. The key difference by permitting dual occupancies is the size of the dwelling. The DA process assesses such proposals on its merits. It is also noted that attached dual occupancy developments are permissible in the 7(b) Scenic protection and 7(c2) Scenic Protection - Rural Small Holdings zones of IDO 122. Dual Occupancy housing will assist in meeting the Central Coast Regional Plan 2036 (CCRP) estimated 41,500 more dwellings by 2036 to assist in housing the additional 75,500 more people in this time frame.</p> |
| <p>Department of Primary Industries (Fisheries) (now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Primary Industries (Fisheries))</p> | <p>No concerns raised. Noted that there should be no conflict between the CCLEP and State Environmental Planning Policy (SEPP) 62 sustainable Aquaculture</p>  | <p>The relationship of SEPP 62 to the CCLEP is that in the event of an inconsistency between the SEPP and another environmental planning instrument whether made before or after the SEPP, the SEPP prevails to the extent of the inconsistency, subject to section 36 (4) of the Act.</p>  |
| <p>Forestry Corporation of NSW (now part of Department of Planning Industry and</p>  | <p>Forestry is important at a local and regional scale with potential for future expansion (in existing State forests and reserves,</p>  | <p>Forestry remains as a permissible land use under the CCLEP subject to relevant requirements of the Forestry</p>  |

| Agency  | Issue  | Response  |
|---|--|---|
| Environment, Regions, Industry and Resources, Primary Industries (Forestry)   | private forested and/or cleared lands). Sustainable forestry makes a contribution to conservation of biodiversity.   | Act, 1913.  |
|   | Recreation and Tourism within the RU3 zone supported - tourism ventures on State forest and the renewal of facilities at several camping areas within the State forest estate demonstrates that these developments are compatible with forestry land use   | The draft CCLEP supports recreational uses within RU3 Forestry zone (e.g. recreation areas, recreation facilities (outdoor), kiosks etc.) |
|   | A number of anomalous mapping issues have been identified which are inconsistent with Forestry Corporation NSW data.   | Mapping errors identified will be rectified prior to the making of the CCLEP.   |
| Guringai Tribal Link Aboriginal Land Council (now Wannangini Pty Ltd)   | No response received   | N/A   |
| Local Land Services   | No response received   | N/A   |
| National Parks and Wildlife Services (now part of Department of Planning Industry and Environment, Environment, Energy & Science, National Parks and Wildlife Services) | <p>The zoning/lot size of the following properties requires amendment to reflect NPWS estate boundaries:</p> <ul style="list-style-type: none"> <li>▪ Lot 49 DP 755239: Land is now National Park. Land is to be zoned inclusive of road (Inclusive of Simpsons Track, exclusive of Great Northern Road). Amend Zoning to E1</li> <li>▪ Lot 541 DP 1209774: Only part of lot is shown in National Parks layer. Align E1/E2 boundary to National Parks boundary. NP layer was updated to reflect the update to cadastre in 2015.</li> </ul> | <p>Noted</p> <p>Relevant amendments to the affected Lot Size and Land Zoning Maps have been made</p>                                      |

| Agency   | Issue   | Response   |
|--|---|--|
|  | <p>Whole of Lot 541 is within Dharug NP. Amend zoning to E1/E2</p> <ul style="list-style-type: none"> <li>▪ Lot 2630 DP 1205813: Land not in National Park. Amend zoning to E2.</li> </ul>  |  |
| <p>Office of Environment &amp; Heritage (OEH) (now part of Department of Planning Industry and Environment, Environment, Energy &amp; Science, Office of Environment &amp; Heritage)</p> | <p>Recommendations provided in relation to biodiversity, floodplain management and cultural heritage:</p> <ul style="list-style-type: none"> <li>▪ The NSW Coastal Management SEPP has come into operation and should be applied to the CCLEP.</li> <li>▪ Supportive of the E2 zone without a dwelling entitlement and 20 ha minimum lot size in the E3 zone</li> <li>▪ Recommend COSS land be zoned E2 Environmental Conservation</li> <li>▪ Recommend all 'Proposed COSS' be zoned E2 Environmental Conservation</li> <li>▪ Inclusion of the intent to find a mechanism to expand the COSS and strengthen protection of natural areas through the comprehensive LEP</li> <li>▪ Further consultation with NPWS to determine any administrative changes</li> <li>▪ Sewage reticulation systems, water recycling facilities and water reticulation systems should not be permissible within the W1 and W2 zones</li> <li>▪ Seeks inclusion of OEH in the development of mapping and development</li> </ul> | <p>Noted.</p> <p>The draft CCLEP has had regard for the Coastal Management SEPP (refer to Supporting Documentation – <i>Assessment &amp; Endorsement</i>).</p> <p>The draft CCLEP recognises that the COSS is an important feature of the Central Coast LGA. All deferred lands that are also identified as COSS are proposed to be rezoned E2 Environmental Conservation. Further work to expand the COSS and protect important areas of natural vegetation and corridors will be undertaken during the comprehensive LEP project. Proposed COSS under the IDO 122 is proposed to remain deferred to allow for further refinement of criteria and a consistent approach across the full LGA.</p> <p>Sewerage and water infrastructure uses (excluding water reticulation systems) are proposed to be retained within the W1 Natural Waterways and W2 Recreational Waterways zones as being permissible with consent. This is to ensure that adequate infrastructure</p> |

| Agency | Issue   | Response  |
|--------|---|---|
|        | <p>controls in relation to cl. 7.2 and 7.3</p> <ul style="list-style-type: none"> <li>▪ Seek definition of flood planning level that is consistent with the model clauses for standard instrument LEPs in cl. 7.2 and 7.3 of draft CCLEP 2018.</li> <li>▪ Include land surrounded by the flood planning level (flood islands) in cl. 7.2</li> <li>▪ Amend chapter 3.1 - Define flood hazard categories (H1 to H6) consistent with ADRH, use consistent terminology, use AEP in place of ARI, controls to limit filling should be based on flood function, apply appropriate controls to low hazard areas, review controls in H4 areas, remove requirement for signage for flood hazard, require all residential development in flood planning area have a floor level at or above the flood planning level, cumulative filling of floodplains should be managed through the floodplain risk management process, replace control 10 in chapter 3.1 with 'safe low hazard evacuation route', compare controls for low hazard areas of flood plain with Codes SEPP controls for these areas, Consider control 2(h) and refer to structural engineer not civil engineer, consider wider variety of building materials in Appendix B of chapter 3.1</li> <li>▪ Consider inclusion of former</li> </ul> | <p>and effective servicing can be provided within these and adjoining zones. This will ensure that where <i>State Environmental Planning Policy (Infrastructure) 2007</i>, and WLEP 2013 Clause 7.10 Council Infrastructure (which is proposed to be retained) do not apply these works can still be carried out with consent.</p> <p>As a consolidation of existing instruments, the draft CCLEP does not propose to include Floodprone land maps as these do not exist in any of the instruments being consolidated. Relevant development controls relating to development of Floodprone land are provided within the supporting CCDCP.</p> <p>Council is unable to specify a freeboard for the LGA in the LEP as the freeboard differs across the LGA (i.e. - 300mm and not 500mm on the Woy Woy Peninsula).</p> <p>Clause 7.2 is a standard model clause wording.</p> <p>Council has resolved to defer draft Chapter 3.1 and continue with the existing controls. Council will consider OEH's recommendations regarding Chapter 3.1 in the redrafting of this DCP Chapter.</p> <p>The current coastal mapping was publicly exhibited with the</p> |



| Agency | Issue   | Response  |
|--------|---|---|
|        | <p>Low Risk Coastal Hazard Planning Line for Wyong LGA in the CCLEP 2018.</p> <ul style="list-style-type: none"> <li>▪ An additional objective to provide for “sustainable” aquaculture should be included in the W1 zone objectives</li> </ul> | <p>Consolidated LEP/DCP. The relevant controls are included, and mapping referred to in the DCP. The Low Risk Coastal Hazard Planning Line is shown in the mapping. There is no case for adding this line to the LEP as there is no LEP Clause to enforce its application. Draft Chapter 3.2 maintains the existing separate north/south controls until such time as a set of consistent controls and Central Coast Coastal Zone Management Plan is completed. It is intended that a consolidated and consistent approach will be developed in a revision of this Chapter, following certification by the Minister for the Environment of the Central Coast Council Coastal Management Program (CCCMP), in accordance with the <i>Coastal Management Act 2016</i>.</p> <p>The objectives of the W1 zone have been amended to reference “sustainable” aquaculture.</p> |
|        | <p>The DCP should include the RU6 Transition zone in Chapter 3.5 Tree and Vegetation management</p>   | <p>Consistent with the Vegetation SEPP, vegetation removal in the RU6 zone is not dealt with under a DCP and requires Local Land Services approval.</p>   |
|        | <p>Further comment regarding additional matters to be considered during the preparation of a comprehensive</p>  | <p>The matters identified for further consideration during the preparation of a comprehensive LEP will be addressed through the next</p>  |

| Agency  | Issue  | Response  |
|---|--|---|
|   | <p>LEP have also been provided.<br/>These relate to:</p> <ul style="list-style-type: none"> <li>▪ Assessment of biodiversity values of land</li> <li>▪ Review of permitted land use in environmental zones</li> <li>▪ Provision of a mechanism to strengthen the COSS</li> <li>▪ Consistency of land uses within the E2, E3 and E4 zones with the DP&amp;E Practice Note PN09-002</li> <li>▪ Ensure all new land uses within the RU6 zone are consistent with the Standard Instrument LEP objective for RU6 Zone.</li> <li>▪ Inclusion of the COSS land in the biodiversity values map and use of biodiversity overlays</li> <li>▪ Include an Environmentally Sensitive Lands Layer in future LEP</li> <li>▪ Investigation and assessment of Aboriginal Cultural Heritage and Aboriginal stakeholder engagement</li> <li>▪ Recommends sensitivity mapping of Aboriginal cultural heritage values, informed by Aboriginal cultural heritage studies</li> <li>▪ Refine the W2 zone mapping</li> <li>▪ Include the RU6 Transition zone in Chapter 3.5 Tree and Vegetation management</li> </ul> | <p>stage of that project and recommendations considered when scoping projects such as the Environmental Lands Review.</p> |
| Office of Environment & Heritage (OEH – Heritage Branch) (now part of Department of | No objection to the Planning Proposal.   | Noted   |

| Agency   | Issue   | Response  |
|--|---|---|
| Planning Industry and Environment, Environment, Energy & Science, Office of Environment & Heritage)  |   |   |
| NSW Resources and Geosciences (now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Resources and Geoscience) | Sought confirmation that the permissibility of mining and extractive industries within the Central Coast as set out in <i>SEPP Mining, Petroleum Production and Extractive Industries</i> is not affected by the Draft CCLEP.   | This has been confirmed. Part 1.9 of the Draft CCLEP is subject to the provision of any State Environmental Planning Policy (SEPP) (or deemed SEPPs) that prevails over the plan. Therefore, the provisions of CCLEP do not impact on the permissibility set out in the SEPP. |
|  | Minor inconsistency with the proposed zoning of a location adjacent to Rindean Quarry.  | This issue has been addressed as <i>Sydney Regional Environmental Plan No. 8 Central Coast Plateau Areas</i> (SREP 8) and <i>Sydney Regional Environmental Plan No. 9 Extractive Industry</i> (SREP 9) will continue to prevail.  |
| Roads and Maritime Services (now part of Transport for NSW Roads and Maritime Services)  | <p><i>Roads Branch:</i></p> <p>All sites previously requested (in 2013) to be removed within the Narara road corridor are to be retained as per the current gazetted <i>GLEP 2014</i> LRA Map.</p> <p>The amendments requested (in February 2018) to LRA maps affecting Lots 105 &amp; 106 DP 1226612 (MacDonald Road, Lisarow) under <i>GLEP 2014</i> (below) are not considered to be consolidation matters as these lots are yet to be dedicated and cannot form part of any current</p> | <p>Noted</p> <p>The LRA maps have been amended according to this advice.</p>  |

| Agency | Issue  | Response  |
|--------|--|---|
|        | <p>proposal.</p> <p>Lot 12 DP 1174174 (Brisbane Water Drive, West Gosford) has however been acquired by the RMS and the LRA map should be amended accordingly.</p> <p>Amendments to the LRA maps affecting the following sites are not required (as requested in February 2018) to be amended through the CCLEP. The LRA maps applying to these sites are being amended by <i>WLEP 2013</i> Amendment No. 28.</p> <ul style="list-style-type: none"> <li>• Lots 1 &amp; 2 DP 214886 and Lot 18 DP 705440 (Nos 41-47 Railway Road, Wamervale)</li> <li>• Lots 23 &amp; 24 DP 1199184 and a portion of frontage north of Lot 23 (no DP) (Pacific Highway, Hamlyn Terrace)</li> <li>• Lots 84, 85, 86 &amp; 87 DP 26104 (Nos 113, 115, 117 and 119 Budgewoi Road, Noraville)</li> </ul> |   |
|        | <p>Object to deferred Matters land being rezoned to an equivalent environmental protection zone (E4 Environmental Living). The majority of the Roads and Maritime land remains developable land. It is Roads and Maritime's intention to dispose of the land for the highest and best use. Roads and Maritime recommend that any proposed rezoning maintains or increases the value of the land.</p>   | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is</p> |

| Agency                  | Issue  | Response  |
|-------------------------|--|---|
|                         | DCP clause 5.37.3.2 (b)(ii) allows for no access or egress to the Pacific Highway. Council should consider adopting additional access restriction clauses with regards to direct access to any State road where alternate access can be provided.  | proposed to be zoned E2 Environmental Conservation.<br><br>Chapter 5.37 was developed in consultation with the RMS as are all DCPs that front State Roads and appropriate provisions are added on a case by case basis.                                     |
|                         | <i>Maritime Branch:</i><br>Moorings should be permissible without consent in all waterways zones to avoid any inconsistency with State Environmental Planning Policy (Infrastructure) 2007.<br><br>Navalds and other core Maritime activities should be permissible without consent in all zones and unzoned land. | Moorings are proposed as permissible without consent in all waterway zones.<br><br>Navalds and other core maritime activities are not specifically defined land uses within the SILEP as such cannot be listed in the CCLEP as permissible without consent. |
| NSW Rural Fire Service  | No objection to the proposal subject to any future development complying with <i>Planning for Bush Fire Protection 2006</i> .  | Noted   |
| Subsidence Advisory NSW | No objection.<br>SA NSW recommends Council refer any future land use rezoning application located within either Wyong or Swansea North Entrance Mine Subsidence Districts to SA NSW.   | Noted   |
| Transport for NSW       | No specific issues or comments   | Noted   |



## **Public Exhibition Summary and Responses**

The following table summarises the submissions received in response to the public exhibition of the Central Coast Local Environmental Plan (CCLEP) and Central Coast Development Control Plan (CCDCP).

The table identifies the matter that each submission relates to (i.e. the CCLEP, deferred matters or the CCDCP) as well as responding to the issues raised. Further, the table identifies whether changes to the CCLEP or CCDCP are proposed to address the issue. The changes proposed to be made to both the CCLEP and the CCDCP are further documented in Attachment 5.

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13414730    | LEP          | Oppose 3 story dwellings in R3 zones. We don't have the infrastructure to support such density - moreover this is the central coast not Ultimo if we wanted to live in filing cabinets without any privacy we would move to Sydney   | No change to overall building height provisions in the R3 zone are proposed as part of the LEP/DCP Consolidation project.  |
| D13416072    | DCP          | Object to 'Planned Retreat' or anything similar  | There is no reference to planned retreat in the LEP DCP or any supporting documentation. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| D13417202    | DM           | Support the proposed E4 zone and alignment with the standard instrument LEP.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13417968    | DM           | Note that while Zone E4 (Environmental Living Zone) - item 2 - Gosford Criteria - says "retain existing rural Residential Equivalent zoning to encourage peri-urban lifestyle living in non-urban areas and to act as a buffer to adjacent residential areas" - To the contrary, Zone E3 (Environmental Management Zone) does not refer to any residential criteria or to matching existing rural residential equivalent zoning - but refers to native vegetation, wetlands, waterways, lands with priority re-habitation lands with environmental hazards where protection from flooding and landslips - none of which have any relevance to our lots or adjacent lots which are proposed to be zoned to E3 | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13418111    | DCP          | Any reference to planned retreat must be removed from the plan. This is an absolute joke - have written to Multiple state MPs and the local govt ombudsman and the office if local government asking them to   | There is no reference to planned retreat in the LEP DCP or any supporting documentation. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | investigate legal options regarding removing councillors who support this notion that will de value so many properties and increase insurance charges significantly. This crazy motion cannot pass   | LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| <b>D13418261</b> | DM           | Request review of minimum lot size at Avoca Beach. Land is currently 2184m2 and there is a current 'lot size restriction' on the block of 1850 square metres. Request reduction in lot size restriction to 728m2 as most of the surrounding blocks both in Hillside Rd and below in Cheswick St, Dandenong Cres and Moores Rd are of this size or even smaller | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.         |
| <b>D13419705</b> | DM           | Objects to the E2 zone classification as it fails to permit a dwelling on this block of land - a more appropriate zone classification for his property would be E3. Property has been identified as proposed COSS land - no consultation with owner has occurred in relation to Proposed COSS listing.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.         |
| <b>D13419815</b> | LEP DCP      | Cannot see in the LEP/DCP any clauses that relate to the control of development by Council. E.g. Council can erect various car parks, water supplies, sewerage & stormwater infrastructures that do not seem to comply with the planning controls for that particular area. Council should not be exempt from such controls                                    | Clause 7.12 of the LEP relates to Council infrastructure development. Where development consent is not required under the LEP in accordance with the Environmental Planning and Assessment Act, Council must still consider the environmental impact of development. In addition, there are specific requirements for development by Councils and other Government Authorities under State Government Policies such as SEPP Infrastructure.  |
| <b>D13419926</b> | DM           | Total disagreement with the proposed rezoning from E4 to R2.   | The property is already partially zoned R2 Low Density Residential. This zone will not be altered. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. |
| <b>D13421266</b> | LEP DCP      | Current Council Obligations have not been met to date, and as a result a vote of no confidence for any changes submitted, or made under the Councils   | Noted.   |



| Document No.                     | LEP/ DCP/ DM | Issue   | Comment   |
|----------------------------------|--------------|---|---|
|                                  |              | current leadership is, in my opinion, not representing the people of the Central Coast. There have been poor management and conduct issues that favour offences regarding compliance to Scenic Protection Areas and Watercourses  |   |
| <b>D13421272</b>                 | DCP          | Property will be worthless if plan is adopted. Flooding not an issue in this location and companies should pay for climate issues.  | There is no reference to planned retreat in the LEP DCP or any supporting documentation. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.   |
| <b>D13421856/D<br/>13475349</b>  | DM           | All previous documents have 7a zoned land to be transitioned to an E2 zoning not the lower level of protection of E3 zone. Why has Council changed its position? Is Council reacting to lobbying from people in the area wishing to further develop their 7a zone blocks? If not, what is the rationale for the change and how is it justified? | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13422253 /<br/>D13423231</b> | DM           | Part of property is identified for road widening. What is the situation with the RMS Road widening? The proposed rezoning from 7(c2) to E2 will reduce the value of land. All properties fronting Avoca Drive should be E4 or E3.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. The Section 10.7 Planning Certificate notes that the subject site is adjacent to a State Road and may be affected by an existing road widening scheme. The draft CCLEP does not propose to amend provisions in relation to road widening and this matter should be discussed with the RMS. |
| <b>D13423009</b>                 | DM           | Request E3 Environmental Living zone and not E2 Environmental Conservation. The objectives of the E3 zone better reflect the objectives of the existing 7(c2) zone and land use permissibility's on this site. Currently undertake agricultural uses which will not be permitted in E2 zone.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment   |
|--------------|--------------|--|---|
| D13423854    | LEP          | Allowing variations to the LEP creates a large number of LEPs.   | The issues in this submission relate to variations that are proposed or approved through the development assessment process and not the LEP & DCP Consolidation process.  |
| D13424236    | LEP          | Support the concept of standardizing zoning across the state and retention of COSS.  | Noted.<br>COSS program is to be maintained and an LGA wide approach is to be developed.   |
| D13425962    | DM           | CCLEP's investigations of a multi zoning approach to lots in the LGA may be successful in achieving a balance of environmental sustainability and growth. On the western border where a low density R2 zoning is in place for many neighbouring lots - believe that with the right DCP, an R2 low density zone could also be applied on our lot here.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.                        |
| D13426071    | LEP          | Totally oppose the proposed changes to Planning. The Central Coast does not have enough resources to cope - fear this will change the look and feel of the Coast. It will also bring undesirables and increase crime in our beautiful area.  | Noted. There is no evidence to indicate that changes proposed under the LEP & DCP Consolidation process will increase crime in the area.  |
| D13426971    | LEP          | No to low rise rezoning of coastal suburbs. It will be the start of over development off the coast.  | There is no change proposed to the zoning of coastal suburbs proposed.  |
| D13427251    | LEP          | Request certain land at Wamberal be allocated a R2 Low Density Zone or E2 Environmental Conservative Zone with additional permitted use for dwelling house as opposed to its current RE1 Public Recreation Zone. This is an anomaly as the site is zoned RE1 but in private ownership and is not being used for a public purpose nor on the LRA map.   | The subject property has been zoned for public recreational purposes since 1969 being previously zoned 6(a) Open Space (Recreation) under the Gosford Planning Scheme Ordinance. As such, the zoning of the site is not considered to be an anomaly. The rezoning of this site as part of the Consolidated LEP is not appropriate as this is not a consolidation issue or minor error or anomaly under WLEP 2013 and GLEP 2014. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13427733    | LEP DCP      | After reading the plan you appear to have missed several key points, namely council has already passed a master plan for Umina Beach. One area you have missed is that the bonus for building height was not just street frontage but also included site area. Your wording in this doco needs to include both controls i.e. street frontage greater than 20 m plus site area greater than 1000 sm. Remember LEP clause 4.3A & 4.4A. .2.14 PRECINCT CONTROLS again | It appears that this submission is referring to draft DCP Chapter 4.2 - Peninsula Centres and site and FSR bonuses. The DCP does not address these issues but does contain controls for the number of storeys and setbacks.<br>The only changes proposed to this chapter relate to aligning with the rearrangement of provisions relating to bonuses in the LEP. Note there is no changes to overall density and building heights provisions proposed as part of the LEP/DCP Consolidation process.   |

| Document No.                    | LEP/ DCP/ DM | Issue   | Comment  |
|---------------------------------|--------------|---|--|
|                                 |              | you only give half the storey, the civic plan was not just new library and village square, Gosford Council had accepted the Umina master plan which included a multi-level car park alongside the new library and village square, so mention the multi storey car park as well, you also need to check that the 2 lots that were to be bought by council happen and are added to the council car park at Bullion/ Alfred Streets. |  |
| <b>D13428454</b>                | LEP          | In support of dual occupancies being made permissible on land zoned R2  | Noted.   |
| <b>D13429820</b>                | LEP          | No benefit to the re-zoning of the Woy Woy Peninsula for higher rise residential development. The peninsula does not have enough modern services or infrastructure to support an increase in population.  | The proposal does not seek to rezone Woy Woy Peninsula for high rise development. Land zones that apply within the Woy Woy Peninsula under the current GLEP 2014 will remain under the CCLEP. The Maximum height and floor space ratio currently applicable under the GLEP 2014 within the business centre and surrounding R1 General Residential zoned land is not proposed to change. The introduction of dual occupancy development within the R2 Low Density Residential zone is not considered to have a major impact on density and may even have less impact than already permissible uses such as secondary dwellings, boarding houses and seniors housing.  |
| <b>D13436237</b>                | LEP DM DCP   | <ol style="list-style-type: none"> <li>1. Suggest Affordable housing clause could include a schedule of lots for affordable housing.</li> <li>2. Suggest E5 Zone for COSS and extension of COSS north. The E5 zone could permit dwellings to assist in maintenance of the privately-owned COSS.</li> </ol>  | <ol style="list-style-type: none"> <li>1. Affordable Housing - Council has endorsed an Affordable and Alternative Housing Strategy which includes specific actions to the address this issue.</li> <li>2. An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review.</li> </ol> |
| <b>D13436242/D<br/>13443072</b> | LEP          | Wanting lot size to be reduced for subdivision in the E3 zone.  | The process currently being undertaken by Council is an LEP and DCP Consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. This process is not the appropriate means by which existing land use zonings established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13436845</b>                | DM           | Opposed to the rezoning of his property to E2 due to less than 5% tree coverage and neighbouring  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | property owners canopy coverage extending over his property. He believes the rezoning would affect his property value as the current permissible uses would no longer be applicable in the new rezoning.  | Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land.   |
| <b>D13436994</b> | LEP          | Request change to draft Clause 4.1D to permit the subdivision of existing dual occupancy.   | Amendment No. 28 to WLEP 2013 proposes to amend Clause 4.1B (Cl 4.1D in draft CCLEP) to permit the subdivision of an existing lawfully erected dual occupancy in the R1 and R2 zones. this amendment is certain and imminent and once gazetted will also be included in the Consolidated LEP.  |
| <b>D13441533</b> | DM           | In support of the rezoning of the site from part R2 Low Density Residential and part 7(c2) Scenic Protection (under the Interim Development Order No. 122), to R2 Low Density Residential only under the new planning instrument, ensuring the site is no longer 'split zoned'.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13444496</b> | LEP DM       | In the proposed change of zoning from 7(c2) to E4 "Environmental Living" the keeping of Roosters and other noisy Fouls or Geese be stated as 'excluded' instead of 'not recommended'  | The issue raised does not relate to provisions contained within any current or proposed environmental planning instrument or development control plan  |
| <b>D13446292</b> | AV           | Like to see additional open space created for a range of leisure activities. Soccer, a dog park (traveling to Tuggerah or Gosford is just ludicrous) The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13446375</b> | AV           | We've been without a home ground for 22 years and being one of the bigger football clubs on the coast the members and families of Avoca FC deserve better.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13446500    | AV           | 301 Avoca Drive to be used for a new oval and park space  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13446517    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13447200    | LEP          | Very concerned and disappointed at lack of detail in local environment plan. No plans showing information on what properties and suburbs would be affected by proposed plan. How can the community be involved in consultation if they don't have the same details as Council? If my own house and street are affected what is proposed for the sewer lines that run along the waterfront. What about the cycleway. Has consideration been given to the pumping stations. From previous suggested anticipated 'sea level rises' parts of Broadwater Drive would be inundated by suggested flood levels. What about the houses on the high side of the road that would have no emergency access or in fact any access according to the plan. Without the ability to access your plans how can we evaluate what you are proposing. How can you think you are consulting the community when you don't provide relevant information? Very disappointed in Councillors and | The LEP/DCP Consolidation is related to the alignment of the current planning instruments and does not relate to detailed local planning or public domain works. The LEP Mapping is available for the community to view and shows the mapped controls across the full LGA. Following the completion of this process Council will be undertaking a Comprehensive LEP and DCP Review which will look at planning controls across the LGA in greater detail.  |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
|              |              | new CEO. Take the community with you in your planning.  |  |
| D13447414    | AV           | Wanting 301 Avoca Drive rezoned to RE1 Public Recreation as the Avoca Beach and Copacabana communities have a need for additional open space.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13447420    | AV           | Please allow part of the land at 301 Avoca Drive to be rezoned RE1 and turned into a recreational park and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13447462    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13447481    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13447483    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13447493    | DM           | Object to E2 zone. Current Split zone 7a/7c2 and request an E3 Environmental Management zone.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation  |
| D13447493    | DM           | Agree with E2 zone of Lot 455 DP 1014913, but not the 40Ha minimum lot size. Had a Voluntary Conservation Agreement over property for 10 years from 2003 with the Department of Land and Water Conservation and have undertaken bush regeneration.                          | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation  |
| D13447589    | AV           | For soccer Field at Avoca Beach   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13447619    | AV           | Training and games have been incredibly difficult throughout the soccer season. This is a large club that is in dying need of their OWN home ground.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13447629</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC                    | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13447632</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC                    | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13447648</b> | AV           | Please consider the donation of land on Avoca Drive, Avoca for playing fields for Avoca FC. Avoca and Copacabana residents are in desperate need of open space for soccer and other activities.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13447656</b> | AV           | A new oval for Avoca Beach football club would be beneficial for the whole community. The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |



| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | create a new park for our community and a home ground for Avoca FC.  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13447675</b> | AV           | Shocked when I heard that a local land owner was generously offering land to the council for the local football club and the council were not taking the opportunity. Football, along with surfing, is the best way to engage our kids and keep them fit. There are more kids playing football than any other sport but get less support than the other sports. How much did the few local kayakers get funded recently? Are we looking for gold medals or a mass of healthy kids? | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13448308</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13448340</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13448364</b> | AV           | This is so important for child development.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No.             | LEP/ DCP/ DM | Issue  | Comment  |
|--------------------------|--------------|--|--|
|                          |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13442066                | DM           | Property was previously classified as 7c2 in Gosford Council. Under the new maps has been classified as E2. This appears to be an inappropriate classification and the E4 - Environmental Living is far more appropriate. Clearly these lands do not fit the E2 category as their primary use in the preceding two years has not been environmental. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation  |
| D13448701                | LEP DCP      | Inadequate consultation as only one pop up session was allocated to the northern suburbs, two in Wyong and six in the south. The residents did not have input into the Central Coast Regional Plan 2036 and this plan overrides the LEP and DCP.   | Consultation was undertaken across the Central Coast LGA including three pop up sessions across the former Wyong LGA and 3 across the former Gosford LGA along with 2 evening information sessions (2 in Wyong and 2 in Gosford). The proposal also included dedicated webpage, media campaign, radio and newspaper advertisements. the exhibition was undertaken over a three-month period well in excess of the 28 days required by the Department of Planning Industry and Environment. This submission also relates to issues that fall outside of the consolidation process and will be dealt with under future related stages of the Comprehensive LEP process and Northern Corridor Projects (Greater Warnervale) and the Greater Lake Munmorah Structure Plan. The Central Coast Regional Plan 2036 was the responsibility of the Department of Planning Industry and Environment. |
| D13447661                | AV           | The importance of a home ground for identity and development of juniors cannot be ignored. To create another area where we can take our kids for sport and walk our dog would be gold.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| D13447679 /<br>D13460752 | AV           | Sexy blokes need a sexy field. The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC               | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13448810</b> | AV           | The offer of land presents us with a once in a generation opportunity to establish a (much needed) playing field and recreation area near Avoca. Look at how much use Heazlett Park gets (for sports AND public recreation). Imagine if a previous Council had lacked the vision & foresight to approve THAT Pearland. We have an URGENT need for this parkland and sports field! The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for our youth, at Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13448893</b> | AV           | Both the Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13447346</b> | LEP DM       | Object to zoning of land as E3. Request commercial or Business Zone  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |

| Document No.             | LEP/ DCP/ DM | Issue  | Comment  |
|--------------------------|--------------|--|--|
| D13448912                | LEP DM       | Request permit Dwelling houses, Home occupations and Bed and breakfast accommodation in E2 Environmental Conservation Zone. This will help to protect E2 land. Council should at least preserve existing dwelling entitlement for proposed E2 parcels in the former Gosford LGA. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.<br><br>It is proposed to retain existing dwelling entitlements in the E2 Environmental Conservation zoned land currently under GLEP 2014 through a local clause in the CCLEP.   |
| D13448928 /<br>D13478323 | DM           | Object to E2 Environmental Conservation Zone as land has changed considerably since being zoned 7(a). Request E3, E4 or R2 as surrounding land is R2, E3 and E4.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation  |
| D13449001 /<br>D13456970 | LEP          | Land at East Gosford is zoned RE1 which is inconsistent with current residential use of the land. This appears to be an anomaly and should be zoned R1 consistent with the adjoining R1 land.  | The rezoning of this land to R1 General Residential is supported. An error appears to have occurred on the LZN Map applicable to this site after exhibition and prior to finalisation of the GLEP 2014. The land is privately owned and is used for residential purposes (dwelling house) and was previously zoned 2(b) Residential under the GPSO. It was proposed to rezone this parcel to R1 General Residential as a direct transfer from the 2(b) zone and was exhibited as such. there appears to have been an error when producing the final LZN map and the site has been incorrectly changed to RE1 Public Recreation. The current mapped lot size of 550m2 and FSR of 0.7:1 is consistent with an R1 zone and will remain unchanged. |
| D13450629                | LEP          | Objects to the increase in residential density on the Woy Woy Peninsula. Multi-unit development combined with removal of vegetation will impact on roads, drainage, parking and result in overcrowding.  | The proposal does not seek to rezone Woy Woy Peninsula for high rise development. Land zones that apply within the Woy Woy Peninsula under the current GLEP 2014 will remain under the CCLEP. The Maximum height and floor space ratio currently applicable under the GLEP 2014 within the business centre and surrounding R1 General Residential zoned land is not proposed to change. The introduction of dual occupancy development within the R2 Low Density Residential zone is not considered to have a major impact on density and may even have less impact than already permissible uses such as secondary dwellings, boarding houses and seniors housing.  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13452125    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13452126    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13452127    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13452128    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13452129    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC.  | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13452132</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452134</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452137</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452139</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | create a new park for our community and a home ground for Avoca FC.  | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13452140</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452141</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452142</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452143</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13452144</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452161</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452162</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13452164</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |



| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13452166    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13452167    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13452170    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13455021    | DM           | Oppose the rezoning of land in Green Point to E2, this is an absolute joke full stop." Need to reconsider zoning as won't be able to do anything to land or run a business.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13455022    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13455023    | AV           | Unfair that all other central coast teams have playing fields in their own suburb other than Avoca FC. If it is being offered, then there shouldn't be a problem with it.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13455024    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13455025    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13455026    | LEP DM       | Request Council use a wider range of zones and minimum lot sizes east of the M1 in order to  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | <p>respond to the Central Coast Regional Plan 2036. Object to E2 Environmental Conservation zone and request split zoning for properties along Atkinson Road of RU4 Rural Small Holding and E4 Environmental Living.</p> <p>Reduce the minimum lot size for all Environmental zoned land similar to adjacent Council's. Permit split zoned lots.</p>  | <p>Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>As a consolidation project all zones currently applicable under the GLEP 2014 or WLEP 2013 have been transferred into the CCLEP. This includes 30 different land use zones, however the RU4 Rural Small Holding zone is not one of these. In addition, a wide range of lot sizes apply across the LGA and have been determined based on the zoning and characteristics of the land.</p> |
| <b>D13455028</b> | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13456057</b> | AV OTHER     | As part of the consolidation of the LEP - would like the Council to rezone or agree that Councils land in Avoca can be used for passive recreation  | Council is investigating passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13456984</b> | AV           | Suggest an adult "playground" to be built on land at Avoca. This would include monkey bars, balance beams- low to the ground would be fine, dips bars, various height chin up bars, incline benches for sit ups, climbing frames etc. It could be beside a kid's playground that may have swings etc. or in a separate area. This would encourage adults to move more, build body strength, create a meeting place for likeminded people, and allow people to participate in play type activities with their kids. This would be excellent in promoting a healthy lifestyle for our community. Many countries throughout the world have incorporated these types of parks into their local environment. | Council is investigating passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13459783    | AV           | Support and agree for council changes so a local field can be developed for the community as a whole, and Avoca residents. More open spaces are needed for our growing community.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459740    | AV           | "The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC".   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459729    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459721    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. There is insufficient training space at Patrick Croke on Wednesdays and Thursdays to accommodate young Avoca FC players during the soccer season. Avoca FC is very popular soccer club in the area and the numbers of players are constantly growing. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13459713    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459701    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459694    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459681    | AV           | With four young children and I'm writing this in regard to the need for more open space and grounds in the area and for Avoca football club to have a home ground. Please rezone part of 301 Avoca Drive and adjoining council land to the west, to RE1 public recreation to create a new park and fields. Thank you, kind regards, Sam Howard. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459680    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13459671</b> | AV           | Please more green space in Avoca and a home ground for Avoca FC. You have the space what's to think about? The alternative. subdivide for residential development                                      | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459655</b> | AV           | Request to allow development of another local space that could be used for soccer in Avoca as current fields unsuitable.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459648</b> | AV           | Please help our kids have somewhere to train locally. Thanks   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459643</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the    | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13459638</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. Erina High is not maintained well, Heazlett Park insufficient for wide variety of sporting and other activities | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459633</b> | AV           | Please allow park at Avoca   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459626</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459616</b> | AV           | A home ground for the Avoca Football Club and another park for the wonderful community to use, would be a tremendous bonus for not only Avoca Beach but the whole of the Central Coast!  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13459600</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459593</b> | AV           | Somebody has been kind enough to offer land to the community, the community needs it, Council should take this wonderful opportunity. Council should also make a walkway from this land to Avoca village, it's a busy dangerous road and should be enjoyed by everyone. Come on Council start beautifying our coast and putting in infrastructure the population is already here. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459533</b> | AV           | Fully in support of permitting Avoca FC to use space made available at 301 Avoca Drive to develop their own football grounds for the benefit of children's wellbeing along with that of any person that enjoys kicking a footy around!  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13459497</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |



| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
|              |              |   | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13459484    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459473    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459470    | AV           | Avoca FC - With two boys under 8 this open space will be great for the boys to run around   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13459464    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13459380    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13458475    | AV           | Zoning is a political barrier and not a means of increasing a sense of community. Providing this field for Avoca FC will mean that players won't have to travel long distances (often to point Clare) for training and will ensure that external clubs can see the beauty of our suburb and enjoy local businesses such as Cafes and restaurants while in the area. These flow on economic effects are crucial for a small beach town suburb and the owners of local businesses. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13455012    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13455013    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13456991    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. Avoca FC is one of the largest football clubs on the coast. Last year we had 860 members and we are the only club without our own home ground. We have the use of one field at Erina High school, but this now where near meets the needs of the club's numbers' as well as a field for our club we would love to see this area opened for the whole community as an active recreation area, so people can have use of this space, see the lake and get to enjoy its beauty. It could be used all summer by summer sports or as an area for arts and music. Please consider the rezoning of this much underused and needed green space. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13456996    | AV           | Support the zoning of 301 Avoca Dr for sports fields. All open space can only be an asset to the Avoca Beach people and visitors   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13457063    | AV           | Please consider a playing field for the Avoca Football Club can have a home ground. All the club's in the area are large clubs for the central coast however families involved have to drive anywhere from 20 to 40 mins to their home ground. It's really off putting to parents to have drive so far each Saturday morning and doesn't seem right when the government is pushing for children to become more active.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13457070    | AV           | The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public recreation to create a new park for our community and a home ground for Avoca FC.   | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13457131</b> | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. The owner of 301 Avoca Drive has generously offered Council part of his land for a new park. Avoca FC are hoping to have their home ground there, but it would also be a great resource for the wider community. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457147</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457170</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457215</b> | DM           | Reject E2 zoning of 7a zoned property. Alternative zoning proposed.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of   |

| Document No.                 | LEP/ DCP/ DM | Issue  | Comment  |
|------------------------------|--------------|--|--|
|                              |              |  | Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation   |
| <b>D13457222 / D13460406</b> | DCP          | Recommend bicycle requirements be incorporated into DCP/LEP including end of trip facilities   | As part of the development of the Transport and Parking Chapter of the Central Coast DCP requirements for provision for bicycle parking for individual land uses had been included to ensure that these requirements are clear and cannot be overlooked. The bicycle parking rates proposed in the DCP Chapter have been developed through an internal consultation process and their adequacy will be reviewed as part of the future Comprehensive LEP/DCP Review. All bicycle parking is to be provided in accordance with the relevant Australian Standard. Other issues raised in the submission fall outside of the LEP/DCP Consolidation process.                      |
| <b>D13457242</b>             | DM           | Against property becoming E2 and particularly should not lose the 7(c2) portion. Property has been dual zoned being part 7(c2) and part 7(a).  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13457254</b>             | AV           | There is not enough level open space in Avoca Beach. Both the Avoca Beach and adjacent Copacabana communities have a desperate need for additional open space. Hazlett Oval is in full use throughout the year by both cricket and rugby sporting teams. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. Traffic issues would be no greater than existing summer peak where Avoca Drive has sufficient capacity to cope with the volume. This is urgently required to keep both our kids and also their parents active, to minimise future health problems and strain on our health system. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13457278    | AV           | There is an acute lack of open space left in Avoca Beach, for children to play safely and local recreation clubs to have somewhere to train. There has been a significant increase in student numbers at the school over the past 10 years (From 320 to 520+). The school playgrounds are very limited in size. Any additional areas in Avoca Beach for children to be able to play and exercise regularly would be wonderful.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13457325    | AV OTHER     | Please don't allow the change in zoning of the land in Avoca to be used for a sports field. It's unnecessary with one being a couple kms up the road. It's a flood zone. It has a creek running through it which runs into Avoca Lake which is habitat for green and golden bell frogs. The chemical use and just the general use of this area would be so incredibly detrimental to the creek and therefore the lake. A big point is the stands of melaleuca biconvexa as well as countless other native species that would be ruined. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13457345    | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13457353    | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
| <b>D13457361</b> | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457369</b> | AV           | Public recreation areas are a must in any community. Avoca football club could make good use of this land  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457374</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457615</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457621</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13457643</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457633</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457650</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457658</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |



| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13457668</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457671</b> | AV           | Avoca FC needs a ground in the area, totally support them developing this land.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13457677</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13458430</b> | AV           | Avoca FC - Great community resource.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13458439</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13458448</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460662</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460660</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13460665    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13460670    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13460683    | AV           | Supporting the parcel of land to Council for a set of grounds for Avoca Soccer Club  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13460700    | AV           | Avoca FC - the area would make a good football field   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13460706    | AV           | Central Coast Council's own strategic community plan identifies access to green spaces and sporting facilities as a priority. Numerous studies show that communities which participate in sport and recreation develop strong social bonds, are safer than those that don't and the people living in them are healthier and happier than places where physical activity isn't a priority. The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. There are few open green spaces in the area and those that do exist are small. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13460723    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13460760    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13460769    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. We need these areas for our family and kids in this ever-growing population, green areas for our kids to play.   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13460774</b> | AV           | Avoca/Copacabana needs more open space and per Avoca football club submission please support the donation of land at 301 Avoca drive and rezone the adjoining land to provide the space the community needs urgently.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460791</b> | AV           | Encouraged Council to purchase land adjoining 301 Avoca Drive when it was for sale some decades ago which they did. Since then it has not been looked after and is full of noxious trees and weeds. Avoca Beach housing has exploded due to poor planning by council. 301 Avoca Drive needs to be rezoned to RE1 to allow public recreation and establish grounds suitable for the junior players of Avoca Soccer club. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460798</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460804</b> | AV           | Please grant Avoca FC this oval   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13460815</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460833</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460842</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460869</b> | LEP AV       | 1.The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.<br>2. The minimum block size for R2 should remain as 550m squared - the proposed 450m squared | 1. Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | <p>allotment is too small.</p> <p>3. Also the E4 zoning of the currently "Deferred Matter" zones on the east of Avoca lake is inconsistent with the rest of the lake foreshore which is RE1. Also, doesn't make sense as the minimum allotment size of E4 zones is bigger than these small DM zones.</p>  | <p>sympathetic to the sensitive environmental nature of the site.</p> <p>2. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>3. Land Around Avoca Lake is currently zoned RE1 was generally zoned 6(a) Open space prior to the GLEP 2014 while land that remains deferred is predominantly zoned 7(a) Conservation. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> |
| <b>D13460888</b> | AV OTHER     | <p>Our community does not need this. There is already ample open space for sport and recreation. This kind of development would bring extra road traffic that is not needed, and the roads will not cope. It will create extra noise for the residents living in close vicinity and this extra noise will take away from the peaceful enjoyment of our homes. And what about the impact on the wildlife? Has an environmental impact study been carried out? Where will all the wildlife go? Every week dead animals and birds are removed from the road in that area, and if this terrible development goes ahead it will create more carnage and severe loss of habitat for our wildlife. This movement to overdevelop needs to stop and leave the land as it is now.</p> | <p>Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.</p>   |
| <b>D13460892</b> | LEP          | <p>Consider heritage value of three buildings in Avoca that are pre-1900 construction. There is the Log Cabin on the beach; Hunters Hill in Cliff Ave, and the</p>  | <p>The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate</p>  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | Old St David's church - built ca 1890. This building has been now sold but is earmarked for demolition. the building is suitable to be moved - in 3 parts. This building would be fabulous as a change rooms/club house for a Community Sports field or similar. The building was recently refurbished in 2003 and is also suitable for Heritage listing (original stage). | means by which new items are listed in Schedule 5. This submission will be considered further as part of Council's review of heritage items as part of stage 2 of the comprehensive LEP review.  |
| <b>D13460917</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460923</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460931</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460952</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |



| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13460957</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460968</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460976</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13460988</b> | AV           | Avoca FC deserve a home ground   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13460997</b> | AV           | Avoca FC. A densely populated area- with a demographic that needs and supports intelligent community growth projects.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13461010</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13461017</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13461031</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13461046</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13461053</b> | AV           | Additional facilities for children to play sport on the coast is essential to support the growth of football and combat child obesity. Where else will the council have an opportunity of free land to assist these two great initiatives?   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13461075</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13461093</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13461112    | AV           | Avoca FC - In such a quickly growing area, with so many young families, provision needs to be made for open spaces. Playing fields serve the whole community.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13461129    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13461133    | DCP          | Bicycle facilities to support both transport use and recreation are mandatory for any modern city to improve the amenity for resident. This will attract new residents and help growth for all. Please ensure that you include in the LEP important facilities such as secure bicycle storage at major rail stations, change rooms, bicycle lanes on major traffic routes, shared pathways in popular recreation areas. You also need to remove dangerous pinch points on existing roads like the one you have just added in Oakland Ave, the Entrance near View St. Bicycle use is proven to improve community health and recreation, council should be actively promoting it by improving facilities. | Council's LEP and DCP generally relate to controls for private land uses such as residential and commercial developments. Council's DCP includes requirements for cycling facilities for these forms of development.   |
| D13461134    | AV           | Provide Avoca a home ground as the high school ground is not suitable.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.                 | LEP/ DCP/ DM | Issue   | Comment  |
|------------------------------|--------------|---|--|
|                              |              |   | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13462368 / D13462370</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13462368</b>             | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC". | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13462366</b>             | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13462373</b>             | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
|              |              |   | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13462371    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC". | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13462374    | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13462377    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC". | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13462376    | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13462379    | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13461437    | LEP DM       | Request Council maintain 7c2 zone bonus lot provisions and reintroduce these provisions to the former Wyong Shire  | There are no provisions under the Draft CCLEP that permit subdivision of land below the 2Ha minimum lot size in the E4 Environmental Living zone. This provision cannot be incorporated in a Standard Instrument LEP and further consideration of a mechanism to fund the acquisition and maintenance of conservation lands will be considered in later stages of the Comprehensive LEP process.   |
| D13462579    | LEP DM       | Requesting an E2 zone and not an E4 zone as exhibited.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13464072    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464079    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.                     | LEP/ DCP/ DM | Issue  | Comment  |
|----------------------------------|--------------|--|--|
|                                  |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13464083</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464092</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464097 /<br/>D13473852</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. Can there be any better use of Cuss land than to provide open air sporting facilities for Avoca's youth. To think an Avoca citizen can offer to donate his land free to the community, and Council can't come up with a way to match it, Costing them nothing. It should be a "No-Brainer". | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464101</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological   |



| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13464103</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464105</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464109</b> | AV           | Support the proposal for the rezoning of land on Avoca Drive. Strongly believe the Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC". Love the club to have a place to call their own that is actually in the suburb they represent rather than having limited space for training and games out of area as is the current situation. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464113</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.                     | LEP/ DCP/ DM | Issue  | Comment  |
|----------------------------------|--------------|--|--|
|                                  |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13464117 /<br/>D13464123</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464125</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464128</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464130</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13464132</b> | AV           | Avoca FC - We need this ground for the kids to get outdoors, make friends and play sport   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464138</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464143</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464148</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No.                     | LEP/ DCP/ DM | Issue  | Comment  |
|----------------------------------|--------------|--|--|
|                                  |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13464154 /<br/>D13464160</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464167</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464270</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464305</b>                 | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13464314    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464335    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464395    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464410    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464416    | AV           | Avoca FC - Propose adult playground be incorporated within the sports field development.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | This would involve monkey bars, balance beams, chin up bars, climbing ropes etc. It would be incorporated in amongst the trees and involve a kid's playground as well. I feel this would be great the greater community promoting good health and wellbeing.   | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13464430</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464439</b> | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. - Avoca FC are hoping to have their home ground there but it would also be a great resource for the wider community including the Rugby Club. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464446</b> | AV           | A new sports ground will be great for Avoca clearing space in the town and add another potential training facility for the Terrigal Avoca Panthers AFL Club.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464461</b> | AV           | Avoca FC - Great way to clear the congestion of Avoca, would not take away from the aesthetic value, help grow local sporting teams and the surrounding community  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.                 | LEP/ DCP/ DM | Issue   | Comment  |
|------------------------------|--------------|---|--|
|                              |              |   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13464496</b>             | AV           | Please allow this fantastic and generous donation be approved for our future generation and preserve the land.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13464535 / D13466409</b> | LEP DM       | Would like property to be sub-divided to reflect the two existing dwellings on the property. It is currently proposed to be E2. However, surrounded by E4's on the edges - to be rezoned to E4.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13464544</b>             | AV           | The Communities of Avoca Beach Copacabana Picketts Valley and Kincumber desperately need more open space. Avoca FC is the only soccer club on the Coast without a home ground. To take advantage of the offer by the owner of 301 Avoca Drive to dedicate part of his land for open space we ask that Council rezone this area and part of the adjoining Council land as RE1 Public Open Space to create a new park for the community and a new home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13464558</b>             | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13464579</b> | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464587</b> | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464596</b> | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464603</b> | AV           | Please rezone part of 301 Avoca Drive and the adjoining Council land to RE1 Public open space for a new park for the community and a new home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |



| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
|              |              |   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| D13464636    | AV           | Please rezone part of 301 Avoca Drive and the adjoining Council land to RE1 Public open space for a new park for the community and a new home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464919    | AV           | We have been part of local sports since the year 2000 and we are lacking in so many ways for general outdoor space along with specific grounds; we have been forced to travel way to long a distance to maintain our involvement in outdoor sports and recreation. The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464920    | LEP DM       | Request zoning change for land between Oaks Avenue and Surf Street.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13464652    | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13464658</b> | AV           | The Avoca Beach, Kincumber, Picketts Valley and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for 251 our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13464669</b> | AV           | Avoca FC support - love the idea of a boardwalk around the lake as well  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.<br>The request for a boardwalk falls outside of the consolidation process and is not a matter that can be considered as part of this proposal. |
| <b>D13464679</b> | AV           | Avoca FC support - love the idea of a boardwalk around the lake as well  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.<br>The request for a boardwalk falls outside of the consolidation process and is not a matter that can be considered as part of this proposal. |
| <b>D13464694</b> | AV           | The communities of Avoca Beach, Copacabana, Picketts Valley and Kincumber desperately need more open space. Avoca FC is one of the largest   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | clubs on the Coast and the only one without a home ground. To take advantage of the offer of the owner of 301 Avoca Drive to dedicate part of his land for open space we are asking Council to rezone part of 301 Avoca Drive and the adjoining Council land to RE1 Public open space for a new park for the community and a new home ground for Avoca FC | threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13464717</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464723</b> | AV           | Avoca FC - Would be great to have further recreational land for Avoca and the surrounding areas. Areas for kids and families to play in the outdoors  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464733</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464739</b> | AV           | The communities of Avoca Beach, Copacabana, Picketts Valley and Kincumber desperately need more open space. Avoca FC is one of the largest clubs on the Coast and the only one without a home   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | ground. To take advantage of the offer of the owner of 301 Avoca Drive to dedicate part of his land for open space we are asking Council to rezone part of 301 Avoca Drive and the adjoining Council land to RE1 Public open space for a new park for the community and a new home ground for Avoca FC  | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13464746</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464762</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. This is such a generous offer from a local landowner. Please help us respond from a community/council level to create a real asset our local area. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464776</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464779</b> | AV           | Avoca FC - Ideas for use of remaining land: Community gardens, exercise area, children's playground   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13464893</b> | AV           | Avoca FC - Recreational space and community gardens would also be good use of remaining space  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464894</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464895</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464897</b> | AV           | I support Avoca FC and land donation of land to be made into a football field and recreational space.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13464898    | AV           | Avoca FC - Great idea a lot better than putting houses or accommodation here   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464899    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464900    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13464924    | AV           | The communities of Avoca Beach, Copacabana, Picketts Valley and Kincumber desperately need more open space. Avoca FC is one of the largest clubs on the Coast and the only one without a home ground. To take advantage of the offer of the owner of 301 Avoca Drive to dedicate part of his land for open space we are asking Council to rezone part of 301 Avoca Drive and the adjoining Council land to | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | RE1 Public open space for a new park for the community and a new home ground for Avoca FC  |  |
| <b>D13464926</b> | AV           | The communities of Avoca Beach, Copacabana, Picketts Valley and Kincumber desperately need more open space. Avoca FC is one of the largest clubs on the Coast and the only one without a home ground. To take advantage of the offer of the owner of 301 Avoca Drive to dedicate part of his land for open space we are asking Council to rezone part of 301 Avoca Drive and the adjoining Council land to RE1 Public open space for a new park for the community and a new home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464934</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13464943</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13465022</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13465049    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465054    | AV           | Avoca FC - Great idea! All for it.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465067    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465107    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |



| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13465115    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465118    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465125    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465201    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. My son and I travel long distances for soccer training and to kick a ball around, would be great to have something closer to home. It would also be great to have better open space and paths connecting to the lagoon and through the council land that I did not | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              | know was open to public access. Would be really good to have better access through the area.   |  |
| D13465205    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465211    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465217    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465225    | AV           | Avoca FC - Another open green space is most welcome. the current oval is great, but a second would be awesome.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13465236    | AV           | The communities of Avoca Beach, Copacabana, Picketts Valley and Kincumber are in desperate need of additional open space. Avoca FC is one of the largest soccer clubs on the Coast and is the only one without a home ground. Our members have to drive as far as Point Clare for a home game. Our population is growing, and we need to create sustainable communities, not ones where people have to drive many miles just to exercise. In light of the generous offer of the owner of 301 Avoca Drive Avoca Beach to dedicate part of his land for a new park, we are requesting Council to allow use of part of their adjoining land to the west to be also used for a park and a new home ground for Avoca FC. Accordingly, the land should be rezoned RE1 Public Recreation under the new Central Coast LEP. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465230    | AV           | The communities of Avoca Beach, Copacabana, Picketts Valley and Kincumber are in desperate need of additional open space. Avoca FC is one of the largest soccer clubs on the Coast and is the only one without a home ground. Our members have to drive as far as Point Clare for a home game. Our population is growing, and we need to create sustainable communities, not ones where people have to drive many miles just to exercise. In light of the generous offer of the owner of 301 Avoca Drive Avoca Beach to dedicate part of his land for a new park, we are requesting Council to allow use of part of their adjoining land to the west to be also used for a park and a new home ground for Avoca FC. Accordingly, the land should be rezoned RE1 Public Recreation under the new Central Coast LEP. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465880    | AV           | Approval by council to allow Avoca FC to use land in Avoca for their own home ground in Avoca.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13465950</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13465951</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13465957</b> | AV           | The communities of Avoca Beach, Copacabana, Picketts Valley and Kincumber are in desperate need of additional open space. Avoca FC is one of the largest soccer clubs on the Coast and is the only one without a home ground. Our members have to drive as far as Point Clare for a home game. Our population is growing, and we need to create sustainable communities, not ones where people have to drive many miles just to exercise. In light of the generous offer of the owner of 301 Avoca Drive Avoca Beach to dedicate part of his land for a new park, we are requesting Council to allow use of part of their adjoining land to the west to be also used for a park and a new home ground for Avoca FC. Accordingly, the land should be rezoned RE1 Public Recreation under the new Central Coast LEP. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13465968    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465971    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13465981    | AV           | The communities of Avoca Beach, Copacabana, Picketts Valley and Kincumber are in desperate need of additional open space. Avoca FC is one of the largest soccer clubs on the Coast and is the only one without a home ground. Our members have to drive as far as Point Clare for a home game. Our population is growing, and we need to create sustainable communities, not ones where people have to drive many miles just to exercise. In light of the generous offer of the owner of 301 Avoca Drive Avoca Beach to dedicate part of his land for a new park, we are requesting Council to allow use of part of their adjoining land to the west to be also used for a park and a new home ground for Avoca FC. Accordingly, the land should be rezoned RE1 Public Recreation under the new Central Coast LEP. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466000    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13466007</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466019</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466046</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466080</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13466095</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466103</b> | AV           | Avoca FC - Great spot for community use, particularly to get youngsters out in the open.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466115</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466122</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13466128    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466136    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466146    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466154    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |



| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13466160    | AV           | Avoca FC - Brilliant let's use it or lose it ...   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466173    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466183    | AV           | Avoca FC - This would be great for the club  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466185    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466196    | AV           | Avoca FC - Please make a field.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13466199</b> | AV           | This is a wonderful opportunity to further establish Avoca Football Club as the 'family' football club on the Central Coast and give the mighty Sharkies a place to call home.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466232</b> | AV           | Soccer fields for Avoca Soccer club in Avoca.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466238</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466239</b> | AV           | Avoca FC - We need this field !!!!!  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13466243</b> | AV           | Avoca FC - This space is just wasted if we can't reconnect the community with soccer!   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466255</b> | AV           | My grandkids & all the residence of Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466260</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC                                 | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466262</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC                                 | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13466277    | AV           | Request council to create a new playing field for Avoca Beach by taking up the offer to council for land to create it opposite Avoca Beach Hotel on Avoca Beach Drive. Our area needs this badly with the ever-increasing population. Let's keep kids off the street. I know that there are environmental issues with this proposal but with careful planning surely things can be worked out.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466279    | LEP DCP      | Please consider enforcing cycling infrastructure for all new developments. These should be designed to connect together. All corporate facilities should have end of ride services like bike storage, showers and lockers for drying cycling clothes and storing work clothes etc. These are all to encourage more active transport participation and reduce congestion on the roads along with the environmental and health benefits. | Council's LEP and DCP generally relate to controls for private land uses such as residential and commercial developments. Council's DCP includes requirements for cycling facilities for these forms of development.   |
| D13466280    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13466284    | LEP          | Avoca FC - Please put forward the proposed changes to the draft CCLEP  | Noted  |
| D13466286    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.                 | LEP/ DCP/ DM | Issue   | Comment  |
|------------------------------|--------------|---|--|
|                              |              | Having lived in Avoca Beach for the past 20 years , the significant increase in residents and students at the surrounding primary/high schools it is clear to me that Avoca FC (a growing sports club in itself) now requires local facilities not to mention a general recreation area in addition to Heazlett Park  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13466288</b>             | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466289</b>             | LEP DCP      | Need to patch lots of potholes and over grown grass from Wyong Golf Club all the way to Wyong Station!! Need to a share path way from Toukley bridge up to Wyong Creek Tacoma on the water side like the one in West Gosford to Woy Woy & Chittaway to The Entrance FB because even I'm confident road rider some driver are abusive and don't give way to us females rider | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.  |
| <b>D13466296</b>             | AV           | Avoca FC - Surely a greener option than hundreds + of cars travelling from Avoca, Copacabana & Kincumber to Point Clare every weekend.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466300 / D13476609</b> | AV           | Avoca FC - Surely a greener option than hundreds of cars travelling from Avoca, Copacabana & Kincumber to Point Claire every weekend. The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13466303</b> | AV           | Avoca FC - Surely a greener option than hundreds of cars travelling from Avoca, Copacabana & Kincumber to Point Claire every weekend.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466304</b> | AV           | Avoca FC - Surely a greener option than hundreds of cars travelling from Avoca, Copacabana & Kincumber to Point Claire every weekend.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466306</b> | AV           | Avoca FC - Surely a greener option than hundreds of cars travelling from Avoca, Copacabana & Kincumber to Point Claire every weekend.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13466308</b> | LEP DM       | Overall supportive of the consolidation of the Wyong and Gosford Local Environment Plans (WLEP 2013 and GLEP 2014 respectively) into a streamlined and single Central Coast Local Environment Plan (CCLEP). Concerning a land holding is within the GLEP 2014 "Deferred Matters" and is currently pending a proposed conversion from 7(a) Conservation zoning to E2 Environment Conservation. In regard to this, | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | <p>concerns are two-fold. Firstly, understanding was that "Deferred Matters" were to be resolved through appropriate land rezoning. However, this does not appear to have been the case. For example, the proposed CCLEP E2 Environment Conservation does not allow for home occupation or dwelling houses. Secondly, whilst informed that a further review may be planned in the future, there is no indicative timing nor guarantee on when this will be completed. The original E2 zones were not applied consistently between the former LGAs, both the in terms of classification (e.g. home occupation and dwelling houses) and land demarcation (e.g. whole vs partial land holdings). In aligning both LGAs, those within the former GLEP 2014 have been assigned incorrect zones due to these earlier inconsistencies. Additionally, whilst Existing Use Rights will be applicable, the fact that this may lapse if an existing use (e.g. dwelling house) on affected land ceases for more than 12 months is unacceptable in this instance. Hence, the current proposal to apply E2 zoning does not accurately reflect GLEP land holdings. Request that these land holdings be reviewed to reflect an accurate zone, description and use.</p> |   |
| <b>D13466309</b> | AV           | <p>The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC".</p>   | <p>Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.</p> |
| <b>D13466311</b> | LEP          | <p>In the new LEP would like to see the minimum lot size reduced from the current AB2 (40HA) to Z (2HA). There are properties on the other side of Enterprise Drive zoned as this, and we would like to see this</p>   | <p>The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under</p>  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | extended. The reason we would like this to happen is we would like to subdivide our block into 3 separate blocks. Increasing the housing on this side will also help soften the noise that is going to be created by the train maintenance facility - to try help the local community recoup their losses created by the train maintenance facility devaluing the area by having the opportunity to subdivide.  | Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13466407</b> | DM           | Requesting an E2 zoning for this land not an E3 zoning as exhibited.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13466321</b> | AV           | "The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC". Our family have been associated with Avoca FC for over 25 years. A committee member for 7 years of those years. I have watched our club grow to one of the largest on the coast and it still does not have a home ground. The members of the club need a place to call home and come together not having to travel and utilise other grounds for their home matches. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.                              |
| <b>D13466325</b> | LEP DCP      | <ol style="list-style-type: none"> <li>1. Disagree with the Rezoning of 120 lots from 7(a) which is equivalent to E2 to E3 or E4. This will allow significant subdivision in some rural areas.</li> <li>2. Disagree with allowing extensive/intensive agriculture in RU1 and RU2 zones in Wyong. This could allow increased run off from livestock into the drinking water supply.</li> <li>3. Furthermore the reduction in minimum lot sizes from 550 sq. metres to 450 sq. metres (an increase</li> </ol>   | <ol style="list-style-type: none"> <li>1. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</li> <li>2. The agricultural uses described are currently not prohibited in the rural</li> </ol> |



| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | <p>of 1,147 lots)</p> <p>4. Reducing the minimum lot size in E4 land from 4 Ha. to 2 Ha.</p> <p>5. Also the removal of building height controls on R2 land in Wamberal, Terrigal, Avoca, Copacabana, Macmasters and Kilcare I disagree.</p> <p>6. Lastly, the disregard in the report for Asset Based Community Development.</p>   | <p>zones in the former Wyong Shire. No change proposed. The draft DCP provides appropriate controls for development within the water catchment.</p> <p>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>4. The 2 Ha minimum lot size in the E4 zone was considered in the application of the land use zones and the potential for additional subdivision was considered. It is noted that the E3 zone in the former Gosford LGA is changing from generally 2Ha to 20Ha.</p> <p>5. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</p> <p>6. This process is the consolidation of existing planning instruments. There will be significantly more community involvement in the upcoming stages of the Comprehensive LEP process.</p> |
| <b>D13466422</b> | DM           | <p>1. Support E2 conservation zoned land around and behind Alan St, Niagara Park.</p> <p>2. Council should consider long-term reservation of unformed Ilbery Rd for conservation.</p> <p>3. Alternative access to Alan St 'rear blocks' should be provided via existing tracks at Dior Cl.</p> <p>4. Allowing access via Dior Cl. instead of Ilbery Rd has a range of benefits for local values.</p> | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p>  |
| <b>D13466424</b> | DM           | <p>Objection to the rezoning to E2. Request E3 and dual occupancy potential.</p>   | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p>  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13470576    | LEP DM       | Consider E2 zoning of land in Springfield to be an anomaly. Consider E3 zone more suitable and consistent with adjoining properties than E2 as per recent rezoning. An ecological report has found no EECs on the site which differs from Council mapping.   | This land has been recently rezoned under Gosford LEP 2014. With regard to this process an anomaly would be an error such as a misdescription or typographical error not a conscious decision of the Council based on the previous submission and consideration of a planning proposal. As such this is not considered to be an anomaly. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. As this site is located outside of the deferred matters it is recommended that the E2 zone remain and be reconsidered as part of the LGA wide Environmental Lands Review which will also include the review of the further deferred lands. |
| D13466426    | LEP          | Zoning of land in Mardi. Seeking Council's consideration of having this land looked at for affordable housing. Housing on the Central Coast is becoming financially unreachable for most. Affordable housing is an answer for many families who just want to get off the rental cycle. Would like to put forward to Council under the new CCLEP and CCDCP to have land in this area rezoned to accommodate affordable housing. There is a lot of land west of the M1, which lends itself to rezoning and development and provide an opportunity of land release. | This is not a consolidation issue. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13466430    | AV           | Avoca FC - Please accept this generous offer. If not, then name the person who recommended rejecting the offer, so we can assess their ability to work at council  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| D13466433    | AV           | Fully support the use of proposed parkland at Avoca for community use, especially as a community hub   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | for Avoca football club. This club has grown exponentially over the years I have been involved and provides wonderful community spirit through its love of the round ball game, its fostering of active kids, and a great community feel where all families are welcome. This is evident in the club's expansion from 200 members to nearly 1000 members. Council should support this generous gift and assist to provide a home base for a club that contributes so much to its local community. Being spread across multiple fields each year is a distinct disadvantage for our club.  | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13466438</b> | DCP          | <p>1: The DCP relies upon and is informed by the proposed Climate Policy. Until the Climate Policy is finalized residents cannot reasonably understand the implications of the DCP. The DCP should be withdrawn until the Climate Policy is finalized.</p> <p>2: The DCP section 3.1 relies upon and refers to as yet unpublished flood hazard mapping for the entire LGA. To proceed the DCP prior to the publication of these maps is unreasonable and invalidates the exhibition and consultation process.</p> <p>3: The DCP introduces unreasonable and unjustified development constraints in flood prone areas. If the Director of Council cannot clarify the intent of some clauses what hope do residents have?</p> | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.   |
| <b>D13470602</b> | LEP DM       | Requesting a residential zoning and not E4 as exhibited.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |

| Document No.             | LEP/ DCP/ DM | Issue   | Comment  |
|--------------------------|--------------|---|--|
| D13470646                | AV           | Support a home ground for the Avoca Sharks soccer club and more green open space for outdoor play and physical activity.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13471651 /<br>D13472472 | LEP          | Support for the E4 zone with the reintroduction of the bonus lot provisions across the entire LGA.  | There are no provisions under the Draft CCLEP that permit subdivision of land below the 2Ha minimum lot size in the E4 Environmental Living zone. This provision cannot be incorporated in a Standard Instrument LEP and further consideration of a mechanism to fund the acquisition and maintenance of conservation lands will be considered in later stages of the Comprehensive LEP process.   |
| D13466446                | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13470668                | DM           | Objection to the rezoning at Green Point, Request E3 not E2   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13466450                | DM           | Objection to the rezoning of their property to E2 - considers that the land is better characterised by the E3 zone  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13466455</b> | LEP DCP      | Before council gets into full gear over this greens policy on the coast. How about spending the rate payers money on fixing roads, footpaths etc. The sewage pump station on Eastern Road, Bateau Bay. The smell from this station, is getting worse. It pollutes the neighbourhood. this station has to be fixed. When the winds blow we have to shut our doors and windows to keep the stink away and have to use the air conditioner to keep cool. Council get on and fix the shire (which is your job). Keep out of the green policy, and leave this type of green policy to State and Federal Governments   | Noted. There are no specific LEP or DCP issues identified in this submission.  |
| <b>D13470675</b> | DCP          | Chapter 2.1: Dwelling Houses - comments raising various issues regarding appropriate controls for residential development  | A review of residential controls is not the focus of the DCP consolidation process. Council has commenced work on a local housing strategy and Local Strategic Planning Statement that will inform Council's Comprehensive LEP/DCP. This will look at the effectiveness of current controls and look to provide better design outcomes. Council will also be undertaking a review of the major residential/commercial centres as part of the Comprehensive LEP/DCP and the controls that apply to these areas. This review will also look at ensuring controls consider and respond to the increasing uptake of Exempt and Complying Development under State Government controls.  |
| <b>D13470753</b> | LEP DCP      | 1. Oppose the introduction, at this time, of smaller (450m2) R2 lot sizes in the Southern (Gosford) Zone. The impacts of consequent subdivision mostly will be concentrated in a relatively few localities. The cumulative impacts at those localities on tree cover, physical infrastructure and local Character are likely to be significant. Council has not informed the community about the scale of these potential impacts and how negative cumulative outcomes can be avoided; and this must be done be and the community allowed to consider the implications before any decision is made. In the interim, as in other parts of the LEP/DCP a differentiated approach should be followed in the north/south zones. This question can be properly addressed in the | <p>1. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>2. Development applications for dual occupancy development will be assessed against Councils controls and the other requirements of the EP&amp;A Act</p> <p>3. The Transport and Parking chapter identifies where on-street parking can be considered. In other instances it cannot.</p> <p>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | <p>subsequent Comprehensive LEP/DCP.</p> <p>2. Support dual occupancy proposal (subject to qualifications). Very important are the site physical constraints on building development which are integral to the dual occupancy proposal. These must be strengthened with requirements to address spill over effects like on-street parking, loss of trees, neighbourhood noise and impacts on local Character.</p> <p>3. Recommend that Transport and Parking chapter specify that parking spaces formulae for new developments are clearly identified as minimum requirements, and that constraints with on-street parking will be taken into account.</p> <p>4. Support (strongly) retention of locality Character Statements (where they exist) and these operating in a powerful way in deciding suitability of individual developments</p> <p>5. Support North-South differentiation of coastal hazard management approaches, pending development of a holistic Central Coast Coastal Zone Management Plan. Similarly, support proposal on floodplain management.</p> <p>6. Suggest that Council determine whether the Bowtells Drive site, Avoca Beach is indeed eligible to be included in the Additional Uses Schedule as a caravan park in an E4 Zone.</p> | <p>5. Separate controls for flooding and coastal management will remain in place at this stage with a consistent Coastwide approach under development</p> <p>6. If a DA is currently under assessment it will be assessed against the current instrument. If approved there will be a time limit by which the consent must be enacted.</p> |
| <b>D13470765</b> | DCP          | <p>Planning Standards for the Bouddi Peninsula. This area is very special, dominated by the sea and national park and half an hour away from the major transport/commercial hubs Gosford and Wyong. Permanent residents make up 30% of the population and the remaining 70% are visitors to the area. There is a laid back, open feel, without formal kerb and guttering and in many cases without fences which allow the dominance of the landscape to shine through. It is a seaside holiday village. The current houses and shops are on a small scale, quite</p>   | <p>The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</p>   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | rural and cottagey. All buildings are broken up by large areas of trees and gardens, fitting into the fragile hills. The foreshores of the sea haven't been built on and are a major attraction for everyone. It is a sacred spot for everyone to escape their everyday suburban landscapes. For the reasons outlined above, the proposed new DCP and planning standards for this area are in appropriate. Seek specific chapter for the Bouddi Peninsula   |   |
| <b>D13467433</b> | DCP          | Character Statement considerations  | Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible. |
| <b>D13470759</b> | DCP          | With regard to front boundary setback requirements in the DCP, just make it a numerical figure such as 6m as opposed to the average of the nearest two dwellings within 40m etc. This is because most applications do not provide setbacks for neighbouring dwellings, therefore the neocortex mapping is the only tool to make the assessment. The issue with this is in some (a lot) cases the mapping grid is out, sometimes drastically, therefore the setback variations quite literally become a guessing game. It would be too financially onerous on each and every applicant to request a survey to confirm setbacks of both their and their neighbours' dwellings. The assessment officer can do their best using a mapping system however when a good deal of applications require going up the line for approval by management or even Council, it would be much more simple and accurate to calculate a variation based on a simple numerical setback requirement. | The average front setback requirement described in this submission is currently in force under Wyong DCP 2013 and Gosford DCP 2013. Any alteration to this would not reflect consolidation. Council will be reviewing the effectiveness of controls as part of the Local Housing Strategy and related projects within the Comprehensive LEP/DCP.  |
| <b>D13470753</b> | AV           | Avoca FC - A great idea and a generous offer. Avoca Beach needs more sporting fields.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13470785</b> | AV           | Avoca FC - We need a new oval to accommodate growing interest in various sports for our kids.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470802</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470810</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470815</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the  |



| Document No.                 | LEP/ DCP/ DM | Issue   | Comment  |
|------------------------------|--------------|---|--|
|                              |              | west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. We really need your support to make this happen!   | Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13470822 / D13470827</b> | AV           | More parks in Avoca is greatly needed!!!! Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470830</b>             | AV           | Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470850</b>             | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC<br>Thank you!                         | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470843</b>             | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | for our community and a home ground for Avoca FC<br>Thank you  | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13470846</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC<br>We are desperate!   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13470848</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13470851</b> | LEP DCP      | <p>1. General objection to requirement of minimum lot size for duplex dwellings.<br/>Under the multi-dwelling provisions of the Plan, there is a statement that no minimum lot size is required, because "other controls such as density, setback, parking, open space will regulate" the provision of appropriate amenity. If a minimum lot size is not required for a triplex dwelling, there is no reason for a minimum lot size for a duplex dwelling, since the same considerations apply to both. Having separate controls for triplex and duplex dwellings is illogical, unsupportable and unfair. If the appropriate development standards are met, the size of the lot is irrelevant, and this provision should be removed.</p> <p>2. Objection to special restrictions for battle-axe lots for duplex dwellings.</p> | <p>1. Council had previously considered removing the minimum lot size for dual occupancy development from its LEP however provisions of SEPP Exempt and Complying Development would allow dual occupancy development on lots down to 400m sq. unless Council specified its own provisions.</p> <p>2. Any multi-dwelling development relying on an access handle would need to demonstrate that appropriate access can be provided, and existing access handles may not meet the requirements of Council. The provisions for battle-axe handles are identified in Council's subdivision DCP chapter.</p> <p>3. The larger lot size for a battle-axe allotment takes into consideration amenity issues such as privacy and building setbacks when infill development occurs in residential areas. As the lot size requirements are a DCP Control variations may be considered where a proposal meets all other LEP and DCP requirements and can demonstrate that the objectives as stated in the DCP for minimum lot size are met.</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | <p>There is no restriction on the development of a triplex or a single-family residence on a battle-axe lot of any size. Only a duplex is to be subject to special restrictions on lot size. This is irrational, because, as set out above, the controlling consideration should be compliance with amenity standards: if these are met, the lot size and shape are irrelevant. Special reference to battle-axe lots should be removed.</p> <p>3. Specific objection to minimum size of battle-axe lots for duplex dwellings.</p> <p>Under the existing standards in Gosford, there is no minimum size for duplex development of a battle-axe lot: all duplex dwellings have a minimum lot size of 550 sq. metres. Under the proposed provisions, a duplex dwelling on a battle-axe lot would require a minimum lot size of 800 sq. metres. There is no evidence that the existing minimum lot size has resulted in unsatisfactory development and no evidence that an arbitrary larger lot size will improve amenity standards. The discrimination against duplexes on battle-axe lots should be removed.</p> |  |
| <b>D13470853</b> | AV           | Avoca FC - Just what Avoca needs, please make this happen  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13471462</b> | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove  | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy.   |
| <b>D13470854</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13470855</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470857</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13471462</b> | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove  | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy.   |
| <b>D13471462</b> | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove  | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy.   |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13471462    | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy. |
| D13471462    | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy. |
| D13471462    | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy. |
| D13471462    | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy. |
| D13471462    | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy. |
| D13471462    | LEP          | Objection in regard to the current E2 zoning and related statutory provisions associated with historical agricultural grazing operations - Upper Mangrove | It is not proposed to change the zoning of this land under the Consolidated LEP. The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Environmental Lands Review which will include the outcomes of the Council's Biodiversity Strategy. |
| D13470858    | DM           | The land surrounding Avoca lake is predominately zoned RE1. On the eastern side the land zoned DM is  | Land Around Avoca Lake is currently zoned RE1 was generally zoned 6(a) Open space prior to the GLEP 2014 while land that remains deferred is   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | now proposed to be E4. For consistency it should be RE1. RE1 zoning would also allow for future access of a walkway/boardwalk around the lagoon. A similar trail on similarly zoned land from Kincumber to Davistown is a much-loved public asset.   | predominantly zoned 7(a) Conservation. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13470859</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470860</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13470861</b> | DM           | In regard land at Bensville and the proposed LEP - believe that this land which was zoned as 7(a) Conservation Land (before the council amalgamation and Deferred Matters issue) should definitely be classified as E2 as proposed by the draft LEP. Some of the reasons for this are; a) It is high value conservation land due to its coastal location, constantly being under threat from development. b) It is an extremely important wildlife corridor, linking Cockrone Lagoon, private conservation property, council land that is part of the existing COSS network and Bouddi National Park. c) it is habitat for | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.           |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | Threatened Species under the State and National Register of Threatened species. d) Over the last few months there has been a lot of clearing occurring due to the Deferred Matters principle, where the landholder has used loopholes to destroy the conservation value of this property and this must cease as soon as possible. e) COSS have wanted to purchase this land for preservation since the 1980's. It is imperative that this land containing remnant rainforest is not destroyed before council have the opportunity to purchase and conserve it. f) This land runs off into a creek that flows directly into Cockrone Lagoon, which is a classified wetland of national significance.   |  |
| <b>D13470863</b> | DM           | Support proposed E2 zoning of land at Bensville.<br>a) high value conservation land due to coastal location, under threat from development.<br>b) extremely important wildlife corridor, linking Cockrone Lagoon, private conservation property, council land that forms part of the COSS network and Bouddi National Park.<br>c) habitat for Threatened Species under State and National Register of Threatened species.<br>d) Over last few months a lot of clearing has occurred due to Deferred Matters principle, where loopholes used to destroy conservation value of this property.<br>e) COSS have wanted to purchase this land for preservation since the 1980's. It is imperative that this land containing remnant rainforest is not destroyed before council have the opportunity to purchase and conserve it.<br>f) This land runs off into a creek that flows directly into Cockrone Lagoon, which is a classified wetland of national significance. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122. |
| <b>D13470864</b> | DM           | Agree with the Council's proposed zoning of E2 for land at Bensville. The property sits between a National Park and Council-owned conservation land   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | and the proposed zoning is justified. The destruction of habitat and removal of protected trees should be stopped, and this zoning needs to be enabled as soon as possible.  | within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.   |
| <b>D13471930</b> | DM           | Thank you for your comprehensive attention and work on these Plans. Your proposed zoning of E3 for our property in Kincumber reflects our existing & ongoing use as well as accommodating sustainable options for our future in this beautiful part of the world.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13471948</b> | DM           | In support of the E2 zoning for land at Bensville.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.           |
| <b>D13471965</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13471985</b> | LEP          | Request the rezoning of land at Terrigal from R2 to R1. This would allow for Medium density low rise housing to assist in meeting CCRP 2036 housing targets and support the missing middle. Adjoining dual occupancy developments set precedent for higher density housing in the area.                  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such  |



| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13472000    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13472020    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13472032    | DM           | In support of the E2 zoning for land at Bensville.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.           |
| D13472054    | DM           | In support of the E2 zoning for land at Bensville.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.           |

| Document No.                    | LEP/ DCP/ DM | Issue   | Comment  |
|---------------------------------|--------------|---|--|
| <b>D13472105/D<br/>13470199</b> | LEP          | Removal of the lot amalgamation that currently restricts the development opportunities on the amalgamation lots of the Orchard Road Kangy Angy precinct.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13472105/D<br/>13470199</b> | LEP          | Removal of the lot amalgamation that currently restricts the development opportunities on the amalgamation lots of the Orchard Road Kangy Angy precinct.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13472105/D<br/>13470199</b> | LEP          | Removal of the lot amalgamation that currently restricts the development opportunities on the amalgamation lots of the Orchard Road Kangy Angy precinct.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13472105/D<br/>13470199</b> | LEP          | Removal of the lot amalgamation that currently restricts the development opportunities on the amalgamation lots of the Orchard Road Kangy Angy precinct.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13472112</b>                | LEP          | Recently discovered that there is a plan in council to turn Tenth Avenue Budgewoi into a pedestrian mall. While it is always nice to have areas to walk around shops this particular street has a special area of medical businesses frequented by us older residents of the area. This section runs from opposite Alexandria Street with Douglass Hanly Moir at #2/54, Budgewoi Physiotherapy at 3/54 next door. Then a small laneway contains our Budgewoi Dental Centre #2/56a with the 10th Avenue Pharmacy in front at | The issues in this submission do not relate to the LEP/DCP Consolidation process. Relate to the Budgewoi Masterplan implementation. A separate response has been provided to the customer in relation to these matters.  |

| Document No.                 | LEP/ DCP/ DM | Issue  | Comment  |
|------------------------------|--------------|--|--|
|                              |              | #56. Next to the chemist is the Budgewoi Medical Centre # 56 next the Optometrist Ron McQuarrie at 3/58 followed by The Bubble Bar gift shop 2/58 and then Angela Green Podiatrist all at 58. It would be really, really helpful to us aging residents if you could leave this end of Tenth Avenue open for traffic between Alexandra Street and the entrance to the car park before you reach Kewalo Street preferably with parking spaces outside of "medical row" on Tenth Avenue for drivers with disability stickers. |  |
| <b>D13472131 / D13472251</b> | DM           | Land was previously partially 7(a), currently Deferred Matter, then to E2 under the proposed CCLEP. The classification E2 is not entirely representative of the land use. There has been an approved dwelling on the property since 1995 and the land surrounding is R2. There needs to be a reclassification of land zoning. Request a review and reclassification of the zones applied to their land.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13472178</b>             | LEP          | Short Term Rental Accommodation - Comparison of provisions - request deletion of the requirement for strata approval to undertake short-term rental accommodation  | To ensure that the environmental impacts are adequately considered, this requirement is suitable and should be maintained to permit the land use to be undertaken as exempt development.<br>The State Government is currently in the process of producing new controls relating to this land use.  |
| <b>D13472465</b>             | DM           | Objection in regard to rezoning at Matcham - bonus provisions retention.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It is advisable that landowners that have lodged submissions indicating they would like to investigate additional subdivision potential should do so at this time. |
| <b>D13472237</b>             | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13472259</b> | DM           | Requesting certain land in the Springfield area be zoned E2 not E3  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13472324</b> | LEP          | In light of current environmental disasters in our state, please avoid overly pragmatic attempts to bolster the economy at the expense of the environment. The environment can sustain the economy if approached with wisdom and long-term vision. Everyone I know moved here from Sydney for the environment, not to live in hideous, hot, bare, urban heat bowls. If we wanted that we would have moved to western Sydney. In the consolidation please reduce building heights, increase street planting with large canopy trees, protect COSS and protect our drinking water. We understand that density will inevitably increase but the community that I've come to know here begs that development be done with the greatest sensitivity. | The LEP Consolidation process does not involve the development of new controls. Further consideration of the existing controls will be undertaken in future stages of the Comprehensive LEP Review.  |
| <b>D13473260</b> | LEP          | Request E3 zoning lifted off property at Doyalson.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13473260</b> | LEP          | Request E3 zoning lifted off their property at Doyalson   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13472282    | AV OTHER     | Avoca FC - I would like to see and be part of the design and implementation of land to be used as a community food growing space, an environmental education space, a regeneration activities space and protection as well   | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal. However, Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13472297    | DM           | Objection to the rezoning Green Point, to scenic protection. Property on main road which could be widened in future. Do not object to rear of property being scenic protection but should leave front of site as is. Increasing bush to front of site will encourage fauna on road. Decrease property value due to restrictions on land.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13472315    | LEP          | Feel this is a good idea combining these two areas, Local Environmental Plan & Development Control Plan for the Central Coast Council. In the Draft Central Coast Development Control Plan 2018, I am glad to see that in Chapter 5.43 Chittaway Point you talk about Flooding, Drainage, Biodiversity, Traffic and Transport, Open Spaces and Landscaping, Site Contamination, Bush Fire and Noise.   | Submission Noted. No action required.  |
| D13472320    | DM           | Land is to be rezoned in accordance with the NSW Government's standard Instrument. The benefit of having a standard is that it means the same thing where ever it appears. If a zoning of E3 were applied to this land, then the intents of having a standard across NSW would be achieved. However, the proposal to apply a zoning of E2 (with a background clause to patch up the mismatch) goes against the standard. For example, if in the future we were to put our land up for sale it would be labelled E2 in the zoning box. It would only be those who searched further that would find the exceptions clause. We therefore believe that the standard instrument should be applied not a special modified version of it. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13472331    | DCP          | Request Flood Mapping to determine if affected.   | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.   |
| D13472337    | AV           | Avoca FC - We need this, and a great economy boost as well as easier on game travel times for families!   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13472343    | AV           | Avoca FC - What a wonderful idea.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13472375    | LEP          | Endorse the consolidation of the Local Environmental Plan (LEP) and consolidation of the Development Control Plan (DCP). Also endorse the changes to zoning and the requirements for subdivision. Support ability to subdivide dual occupancy developments.   | Submission Noted. No action required.  |
| D13472388    | DM           | Object to property being rezoned to E2 due to the fact that it will remove many options for developing the property in the future and will lose all of the current entitlements of having a home occupation running a bed and breakfast and the freedom to be an entrepreneur on my own land. I also foresee a loss in property value if I sell as a potential buyer will feel very restricted under these new conditions of the E2 Zone on the front part of the land. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |

| Document No. | LEP/ DCP/ DM | Issue   | Comment   |
|--------------|--------------|---|---|
| D13472403    | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13472406    | AV           | Avoca FC -Beautiful gesture. Why wouldn't it be allowed?  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13473786    | LEP          | The proposed changes to the minimum lot size from 550m to 450m is at odds with the "character statement" for MacMasters Beach. This could cause a significant change to the character of this small hamlet. We do not have the infrastructure to support increased density of this sort. Urge the council to reconsider this change or at least study the possible effect of such a change. | <p>A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.</p> <p>The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and</p> |

| Document No. | LEP/ DCP/ DM | Issue  | Comment   |
|--------------|--------------|--|---|
|              |              |  | Comprehensive LEP/DCP. Current character considerations have been retained.   |
| D13473801    | LEP DCP AV   | <p>1. Character statements must be retained - The Association welcomes that Chapter 2.17 of the DCP provides for continuation of the existing Character Statements in the Gosford DCP. - And we understand from Council staff, that Council will soon begin framing of a new generation of Character Statements. The Association looks forward to participating in that process.</p> <p>2. The treescape of the ridges and slopes must be preserved and stricter rules be put in place about tree removal. Council's draft Tree and Vegetation Management policy (recently exhibited) has the objective to "protect trees on privately owned land."</p> <p>3. There should be NO Dual Occupancies in the catchment areas of our lakes.</p> <p>4. Minimum Lot sizes should remain at 550 sqm, not reduced to 450 sqm. -Both these above proposals in the Draft LEP are expected to have negative consequences on the future form of Avoca Beach, contrary to the intentions of its Character Statement. - Specific concerns relate to: o Accelerated loss of tree cover due to more intense development. o Contribution to over-intensified development patterns. Spill over effects for neighbourhoods, including noise, on-street parking and visual amenity. o Greater pressure on aspects of already stressed infrastructure and assets, such as the public-school population, and narrow roads.</p> <p>5. The provision of minimum onsite parking requirements be strictly enforced in all developments. No future development should result in increased pressure to on- street or public parking. Parking at Avoca Beach is often at capacity now.</p> <p>6. In the creation of this LEP Council should take the opportunity to enhance Avoca Beach's scarce community facilities. We ask Council to further</p> | <p>1. Support for character statement retention and future work noted.</p> <p>2. A revised version of Council's Vegetation Management Chapter has recently been adopted following an extensive consultation process.</p> <p>3. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p> <p>4. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>5. Noted - relates to issues outside of this process</p> <p>6. Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.</p> |



| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | <p>explore the possibilities open to it regarding Lots 301 Avoca Drive and 317 Avoca Drive. The very generous offer to donate 4 to 6 acres of prime land (Lot 301) is one we hope Council will seriously consider. This offer is dependent on some use of LOT 317, which is designated COSS land. Whilst we fully support the principal of preserving green belts in their natural environment we also note that Lot 317 is former farmland, much of which is in a degraded state. It could become beautiful parkland to be enjoyed by the community. An opportunity such as this is rare, and we urge Council to look at ways it can utilize the two Lots for the good of the community. It is incumbent on Council to not only ensure that the minimum requirements for open space are met but to provide for our growing population.</p>  |   |
| <b>D13473825</b> | LEP DCP AV   | <p>1. Character statements must be retained - The Association welcomes that Chapter 2.17 of the DCP provides for continuation of the existing Character Statements in the Gosford DCP. - And we understand from Council staff, that Council will soon begin framing of a new generation of Character Statements. The Association looks forward to participating in that process.</p> <p>2. The treescape of the ridges and slopes must be preserved and stricter rules be put in place about tree removal. Council's draft Tree and Vegetation Management policy (recently exhibited) has the objective to "protect trees on privately owned land."</p> <p>3. There should be NO Dual Occupancies in the catchment areas of our lakes.</p> <p>4. Minimum Lot sizes should remain at 550 sqm, not reduced to 450 sqm. -Both these above proposals in the Draft LEP are expected to have negative consequences on the future form of Avoca Beach, contrary to the intentions of its Character Statement. - Specific concerns relate to: o Accelerated loss of tree cover due to more intense</p> | <p>1. Support for character statement retention and future work noted.</p> <p>2. A revised version of Council's Vegetation Management Chapter has recently been adopted following an extensive consultation process.</p> <p>3. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p> <p>4. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>5. Noted - relates to issues outside of this process</p> <p>6. Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable</p> |

| Document No.                 | LEP/ DCP/ DM | Issue  | Comment  |
|------------------------------|--------------|--|--|
|                              |              | <p>development. o Contribution to over-intensified development patterns. Spillover effects for neighbourhoods, including noise, on-street parking and visual amenity. o Greater pressure on aspects of already stressed infrastructure and assets, such as the public-school population, and narrow roads.</p> <p>5. The provision of minimum onsite parking requirements be strictly enforced in all developments. No future development should result in increased pressure to on- street or public parking. Parking at Avoca Beach is often at capacity now.</p> <p>6. In the creation of this LEP Council should take the opportunity to enhance Avoca Beach's scarce community facilities. We ask Council to further explore the possibilities open to it regarding Lots 301 Avoca Drive and 317 Avoca Drive. The very generous offer to donate 4 to 6 acres of prime land (Lot 301) is one we hope Council will seriously consider. This offer is dependent on some use of LOT 317, which is designated COSS land. Whilst we fully support the principal of preserving green belts in their natural environment we also note that Lot 317 is former farmland, much of which is in a degraded state. It could become beautiful parkland to be enjoyed by the community. An opportunity such as this is rare, and we urge Council to look at ways it can utilize the two Lots for the good of the community. It is incumbent on Council to not only ensure that the minimum requirements for open space are met but to provide for our growing population.</p> | <p>sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.</p> |
| <b>D13473835 / D13473839</b> | DCP          | Flood mapping not included with exhibition documents, unable to identify whether the circumstances affecting development of land have changed.   | <p>There is no reference to planned retreat in the LEP, DCP or any supporting documentation.</p> <p>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.</p>   |
| <b>D13473842</b>             | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.                     | LEP/ DCP/ DM | Issue  | Comment  |
|----------------------------------|--------------|--|--|
|                                  |              | additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC. Please listen to the Community on this, the groundswell has only just begun.   | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13473843</b>                 | DM           | Objection to the rezoning at Green Point to E2, Request RU4 and not E2   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13473844</b>                 | LEP          | 1. Happy to support council's decision to E2 rezone for Holgate and Matcham area.<br>2. Concerns are that if larger parcels of land are subdivided this will have a dramatic impact on increased traffic, reduce environmental wildlife corridors and increase run-off into the current creek system.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13473845 /<br/>D13484483</b> | LEP DM       | (Submission One) Objection to minimum lot size of the E3 zone - request GLEP 2014 minimum lot size of 2Ha be applied.<br>(Submission Two) This submission is made as an addendum to the previous submission dated 25 February 2019, specifically in relation to Lot 5 DP 706316 & Lot 101 DP571221 and generally in relation to other properties between Scenic Highway Terrigal and Kincumber Mountain Reserve proposed for an E3 zoning. It is requested that as an alternative to the proposed E3 zone for this area that Council instead consider an E4 zoning for these lands, on the basis that: - many of the lots in the Picketts Valley area have successfully been developed down to lot sizes of 1Ha which is below | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |

| Document No.                     | LEP/ DCP/ DM | Issue  | Comment  |
|----------------------------------|--------------|--|--|
|                                  |              | the minimum lot size of 2 Ha permitted under the E4 zoning; - the abovementioned lots (Lot 5 DP 706316 & Lot 101 DP571221) and others in the area (including Lot 1 DP 851181, and Lots 2-4 DP 706316) have similar characteristics to properties within Picketts Valley; and - that these properties proposed for an E3 zoning are not dissimilar to the characteristics of other properties under the DCCLEP proposed with an E4 Environmental Living zoning. Lot 5 DP 706316 & Lot 101 DP 571221, Lot 1 DP 851181, and Lots 2-4 DP 706316.   |  |
| <b>D13473845 /<br/>D13484483</b> | LEP DM       | (Submission One) Objection to minimum lot size of the E3 zone.<br>(Submission Two) This submission is made as an addendum to previous submission dated 25 February 2019, specifically in relation to Lot 5 DP 706316 & Lot 101 DP571221 and generally in relation to other properties between Scenic Highway Terrigal and Kincumber Mountain Reserve proposed for an E3 zoning. It is requested that as an alternative to the proposed E3 zone for this area that Council instead consider an E4 zoning for these lands, on the basis that: - many of the lots in the Picketts Valley area have successfully been developed down to lot sizes of 1Ha which is below the minimum lot size of 2 Ha permitted under the E4 zoning; - the abovementioned lots (Lot 5 DP 706316 & Lot 101 DP571221) and others in the area (including Lot 1 DP 851181, and Lots 2-4 DP 706316) have similar characteristics to properties within Picketts Valley; and - that these properties proposed for an E3 zoning are not dissimilar to the characteristics of other properties under the DCCLEP proposed with an E4 Environmental Living zoning. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13473858</b>                 | DCP          | Strongly object to planned retreat - feel that this is being rushed through and needs more time for discussion. The fact that council has no current flood maps indicating whose homes will be affected shows  | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | that not enough factual information is available. How dare council put tens of thousands of people's homes under the bus like this with insurances etc with so little compassion. We are not all wealthy.  | available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| <b>D13473864</b> | AV           | Relates to Avoca Drive Avoca Beach (Lots 1 and 2 DP503894 respectively) and the offer of the owner of No 301, to dedicate around 1.6-2.4ha (4-6 acres) of land to Council for the purposes of a new park for the local community. The offer is conditional upon Council allowing use of a similar area of their adjoining land at 317 Avoca Drive as part of the parkland. This submission seeks Council's support to rezone part of both properties RE1 Public Open Space, to allow the creation of a new park. Whilst it is the desire of Avoca FC to have two fields on the site, it is acknowledged that there is widespread community support for a new park and that there are many complementary uses that could be accommodated. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13473866</b> | LEP          | Currently own a block of 2184 square metres and there is a current 'lot size restriction' on the block of 1850 square metres. Would like to submit request to reduce the lot size restriction to 728 square metres as most of the surrounding blocks. The street numbers allocated to our block also imply that our block is set up for more than one residential lot.   | Two submissions that are slightly different but raise the same issues and will receive the same response - see D13418261 response   |
| <b>D13473868</b> | AV OTHER     | Against the proposal to rezone any COSS land at Avoca Beach for any development of a sports field on the grounds of protecting what is left of the vanishing biodiversity in our area. This proposal sets a very dangerous precedent and believe it to be open to legal challenge and/or state government intervention. Some claim has been made re. the "degraded" state of some of this land without any explanation of what that means and on the basis of no ecological study of what species may rely upon it for their survival. There is also a huge traffic issue  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |

| Document No.             | LEP/ DCP/ DM | Issue   | Comment  |
|--------------------------|--------------|---|--|
|                          |              | that needs to be explored for any major development on the proposed site  |  |
| D13473869                | LEP          | Under the Draft LEP, and the future, Local Comprehensive Environmental Plan, we would be seeking to have our area zoned E3 - AB2 reviewed and amended to E4 - Z as our total lot size is only 6.788 ha and the AB2 is designed to keep the minimum lot size to 40 ha). This would correct the current inconsistency as our total lot size is only 6.788 ha and the purpose of the AB2 is to keep lot sizes to a minimum of 40 ha. | It is not considered an anomaly that the subdivision size for land exceed the lot size. There are many examples of this being the case across the LGA and the State. The minimum lot size reflects the currently recognised subdivision potential of land related to its characteristics.  |
| D13473871 /<br>D13475397 | LEP          | Rezoning of an E3 zoned lot to B5 Business Development to be in line with the remainder of the site.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13473873                | LEP DCP      | <ol style="list-style-type: none"> <li>1. Request retain small lot in R2</li> <li>2. Support dual occupancy in R2</li> <li>3. Support 450 m sq. MLS R2</li> </ol>   | <p>1. The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) low density residential zone which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 land on the Central Coast. The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for variations to minimum lot size are proposed to be retained in the LEP for land within the R1 zone as the former Gosford LGA will retain a minimum lot size of 550m2 in this zone. In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 zoned land in order to meet its dwelling targets. The draft Affordable Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include considering whether smaller lots in residential areas address housing affordability issues.</p> <ol style="list-style-type: none"> <li>2. Noted.</li> <li>3. Noted.</li> </ol> |

| Document No.             | LEP/ DCP/ DM | Issue  | Comment  |
|--------------------------|--------------|--|--|
| D13473875 /<br>D13473882 | AV OTHER     | In reference to the application to Council in Avoca to donate some of his land to be used as a sports field. There are several concerns with this proposal apart from what other outcomes may be requesting re other zoning issues in the future, to list a few: 1. This area is a known floodplain and is lower than the adjacent roadway. The proposed sports field would be flooded during heavy rain events. 2. There is already an underutilised sports field nearby. 3. The land contains a vulnerable species of paperbark, Melaleuca biconvexa. 4. Avoca Lagoon is habitat and a breeding ground for the endangered Green and Golden Bell Frog which is also listed as a vulnerable species. Request that this rezoning be refused on these grounds.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| D13475355                | DCP          | Concerns regarding this plan of treating such a vast space of different suburbs and environments as one. Consider that it is very important for the Council to remember what it is about the Central Coast that has attracted people here and is now attracting them even more as a tourist destination- natural green spaces, room to move, clean beaches and a calmer more natural way of life.<br>On hearing this proposal - worried we will be homogenising the whole of the coast to small blocks covered in housing akin to the Western Suburbs of Sydney.<br>There are already green spaces under threat every day here (MacMasters Beach - illegal tree felling going on which for some reason there is little power to stop).<br>Cannot imagine the reasons why this is being considered except to make more revenue and to make life easier for bureaucracy?<br>Taking Macmasters Beach for instance, cannot see how making it higher density will cover the costs of replacing our sewerage system which is already under pressure, fixing our arterial roads which are | A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional potential development will be limited by DCP controls that increase lot size requirements based on site slope the both land subdivision or dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&A Act. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | <p>already burdened with more traffic than they can support and looking after our green spaces. These are just infrastructure questions. What about the animal corridors from our national park that you are required and expected to retain for our important animal species.</p> <p>Concerns that this proposal will jeopardise and maybe ruin the character and essence of what the Central Coast is and feel this is not the place of members of the council and others to make this call on our behalf.</p>   |  |
| <b>D13475367</b> | DM           | <p>Support Brennan Avenue be zoned E4<br/>Land in Cameo Place Kincumber should be zoned E4 not split R2/E4. Northern portion is heavily vegetated and steep slope.</p>   | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p>  |
| <b>D13474518</b> | AV           | <p>We believe that the very generous offer from the owner of No 301, to dedicate around 1.6-2.4ha (4-6 acres) of land to Council for the purposes of a new park for the local community, is a fantastic opportunity for the provision of desperately needed open space in our community. Whilst we understand the offer is conditional upon Council allowing use of a similar area of their adjoining land at 317 Avoca Drive as part of the parkland, given the potential benefits, this opportunity needs to be further explored. We understand that the Council's land is COSS land, but we are also aware of the degraded state of parts of the land. Surely there is a way to allow some recreational use but to preserve the intent of COSS. This is already achieved in places like Kincumber Mountain. We also acknowledge that our local soccer club Avoca FC is without a home ground and that it is a poor outcome to</p> | <p>Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> |



| Document No.                 | LEP/ DCP/ DM | Issue  | Comment   |
|------------------------------|--------------|--|---|
|                              |              | require the local community to travel as far as Point Clare just to exercise!  |   |
| <b>D13475367</b>             | DM           | Oppose zoning change to 4 Cameo Close. Request E4 not R2   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13475051 / D13487967</b> | LEP DM       | Objection to the rezoning of land in Niagara Park to E2 request E3 and misidentification of land as a heritage item.<br>.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.<br><br>It is noted that the Niagara Park Weir is located on this lot and is a heritage item as shown on the Section 10.7 Planning Certificate for this lot. IDO 122 incorrectly lists this as 130 Siletta Road and not 30 Siletta Road as should be referenced.  |
| <b>D13475057</b>             | LEP DCP      | 1. Subdivision minimum lot size: Mapping is inconsistent with DCDCP provisions where the latter does not refer to 1850 sq. m, but the former does.<br>2. Chapter 2.4 Subdivision Summary also proposes a lower yield on sloping land, rather than a higher yield, contrary to the State's directive to merging Councils to prefer a higher yield in the case of inconsistencies. The proposal for sloping land reduces the number of subdividable blocks, rather than running with the individual provisions of either former Council which would increase the yield.<br>3. Why don't proposed minimum lot sizes have any relationship with the cadastre as already approved, implemented and developed? Without lot consolidation, this mismatch appears to present a | 1. The 1850 m sq. minimum lot size refers to certain steep sites and the LEP provisions would override any DCP controls or considerations. A further note is to be added to the Subdivision Chapter Slope table to indicate that LEP lot size requirements such as 1850 m sq. or 550 m sq. prevail.<br>2. Unaware of any " State Directive" to adopt higher yields and the draft DCP adopts Wyong DCP 2013 considerations for sloping site. These provisions allow for a smaller minimum lot size, provides for higher yields on smaller and more level lots but is more restrictive on steep sites.<br>3. It is speculated that this is referring to issues such as the minimum lot size for an E2 lot being 40Ha or an E3 lot being 20Ha? It is not considered an anomaly that the subdivision size for land exceed the lot size. There are many examples of this being the case across the LGA and the State. The minimum lot size reflects the currently recognised subdivision potential of land related to its characteristics.<br>4. The two former Council's used different criteria in the development of their environmental zones. This is an interim measure prior to a full review under |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              | <p>glaring inconsistency between a wish list (whether the State’s or Council’s) and a reality which will never be undone.</p> <p>4. Dwellings on E2 land Cl. 7.22 above is a clumsy detail addressing only some ex-Gosford land. Dwelling houses should be permitted with Consent, as it is private land. Give the landowner a motivation to maintain it in accordance with Council’s LEP objectives – let them live there. The key is “with Consent” – always merit-based.</p> <p>5. Comparison with comparable Councils (e.g. Pittwater, Hawkesbury up to lower Hunter Councils) shows that this Council should use a wider range of zones and minimum lot sizes (especially east of the M1), in order to respond to the Central Coast Regional Strategy 2036, and zones available in the Standard Instrument.</p> <p>6. Mapping on websites – inflexible/ intolerant searching the use of upper and lower case, abbreviations such as RD (with or without a full stop) for road and other identifying details when searching are insufficiently flexible to permit successful searches unless the exact (and sometimes grammatically incorrect) information is typed in.</p> <p>7. Organisation of the LEP: It would be more efficient if the zone list is organized alphabetically, in all instances. I acknowledge that the current ordering is probably DPIE’s, in which case please pass it on.</p> <p>8. Creation of mixed zone lots - Enable the creation of mixed zone lots by the addition of a clause. This region is typified by the peri-urban and rural pattern of clearing and houses with other structures along roads, and the typical rear of blocks running uphill into bush. Such lots beg for mixed zones such as R5 or R6 plus E3 or E4 (or even E2) at the rear.</p> <p>9. Climate change The DCLEP shows no evidence of any response to climate change.</p> | <p>the Comprehensive LEP process.</p> <p>5. This falls outside of the consolidation process. Detailed studies and comparison of other LGA provisions will be undertaken in support of the Comprehensive LEP.</p> <p>6. Any submission regarding the Department of Planning’s pilot mapping program is to be lodged directly with the Department as indicated on the mapping site.</p> <p>7. The Standard Instrument LEP was developed over a decade ago and is in force state-wide.</p> <p>8. Split zoning is applied where considered appropriate. Creation of a split zone cannot be provided for in an LEP and would require the submission of a planning proposal.</p> <p>9. Draft CCLEP is consistent with the requirements for Standard LEP Instruments. Council is developing a Climate Change Policy that will inform some future planning controls.</p> |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13475062    | DM           | Family has had physical use of small area of land in the Kincumber, Avoca Beach, Pickett's Valley area for six generations and has witnessed many changes to land use and to society. The town planners are under too many constraints from Government Regulations to create a good visionary plan for the future, they should be allowed to keep it simple with multiple zonings on some single blocks of land. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13475062    | DM           | Family has had physical use of small area of land in the Kincumber, Avoca Beach, Pickett's Valley area for six generations and has witnessed many changes to land use and to society. The town planners are under too many constraints from Government Regulations to create a good visionary plan for the future, they should be allowed to keep it simple with multiple zonings on some single blocks of land. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13475062    | DM           | Family has had physical use of small area of land in the Kincumber, Avoca Beach, Pickett's Valley area for six generations and has witnessed many changes to land use and to society. The town planners are under too many constraints from Government Regulations to create a good visionary plan for the future, they should be allowed to keep it simple with multiple zonings on some single blocks of land. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13475070    | DM           | The E3 zone will achieve all intensions to preserve environmental and scenic value of this area. Do not see any added value to your proposed E2 zone for this area with only outcome being to drastically devalue our properties to less than 1/5th of their current value.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13475077    | DM           | Objection to the rezoning of the land to E4. Request a Business Zone   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              |  | land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13475077</b> | DM           | Objection to the rezoning of the land to E4. Request a Business Zone   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13475085</b> | LEP DM       | Objection to the minimum subdivision lot size in their zone. Bonus lot provision issue.  | There are no provisions under the Draft CCLEP that permit subdivision of land below the 2Ha minimum lot size in the E4 Environmental Living zone. This provision cannot be incorporated in a Standard Instrument LEP and further consideration of a mechanism to fund the acquisition and maintenance of conservation lands will be considered in later stages of the Comprehensive LEP process.  |
| <b>D13475092</b> | LEP          | Support to the rezoning of land at Bensville to E2   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.  |
| <b>D13475101</b> | LEP          | Removal of the lot amalgamation that currently restricts the development opportunities on the amalgamation lots of the Orchard Road Kangy Angy precinct. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13475108    | LEP          | Request amend zoning in Lake Munmorah E3 to RU6  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13475131    | LEP DM       | Objection to rezoning of land at Erina to E4. Currently operate as a place of public worship currently permitted in 7(c2) zone. Request alternate zoning or additional permitted use which permits Places of Public Worship or permit this use in the E4 zone.       | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. As such the land uses currently permitted within these zones will remain unchanged. Landowners will be further consulted prior to any land use zoning change being made to their land.  |
| D13475131    | DM           | Objection to rezoning of land at Erina to E4. Currently operate as a place of public worship currently permitted in 7(c2) zone. Request alternate zoning or additional permitted use which permits Places of Public Worship or permit this use in the E4 zone.       | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. As such the land uses currently permitted within these zones will remain unchanged. Landowners will be further consulted prior to any land use zoning change being made to their land.  |
| D13475144    | LEP DM       | Proposes E4 - Considers proposed E3 zoning inconsistent with decisions made regarding surrounding land.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13475191    | LEP          | Against the proposed changes as outlined particularly with ref to R2 Zoning changes. Remind Central Coast Council of their own local charter. These proposed changes will affect the amenity that was one of the reasons I purchased in this peaceful, beach suburb. | In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              |   | subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration. Regarding the permissibility of dual occupancies, secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible. The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained. |
| <b>D13475233</b> | LEP          | Objection to the 'home occupation' and 'dwelling house' being listed as prohibitions within an E2 zone - would appreciate some further clarity and reassurance on this matter.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13475246</b> | LEP          | The new regulations would allow more buildings, and thus more traffic, and require less open space around those buildings, as a result increasing the housing density and diminishing the quality of our quiet, leafy surroundings. Believe that local infrastructure is inadequate to support an increased | In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.<br>A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | <p>population density in our suburb. Already many of the roads (including Copacabana Drive, the main entrance road to Copacabana) and Del Monte Place (the road up to the Captain Cook lookout) are deteriorating to the point of being dangerous. Copacabana is not alone in the above regard: There are several coastal villages on the Central Coast that would lose their current character if the proposed LEP changes were applied to them. Request that Council make provision to exempt small coastal villages such as Copacabana from the new regulations and restrict the move to higher density housing to urban centres where it would be more appropriate.</p> | <p>development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>Regarding the permissibility of dual occupancies, secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p> <p>Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.</p> <p>The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</p> |
| <b>D13475257</b> | LEP          | Request removal of lot amalgamation provision in relation to subject site   | <p>The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.</p>   |
| <b>D13475257</b> | LEP          | Request removal of lot amalgamation provision in relation to subject site   | <p>The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate</p>  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              |  | means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13475275</b> | LEP          | Concerned about the proposed changes of existing rules and regulations concerning housing and population densities. If those regulations would be adopted, Copacabana would become an overcrowded and noisy suburb like some new housing developments of late. Copacabana right now is a green and pleasant suburb. The proposed changes would spoil this nice suburb, removal of trees and greenery would be a loss to all concerned. The infrastructure in Copacabana could not support more people and cars. Many streets have no footpath or adequate drainage and are in poor condition. Copacabana Drive leading to the shops and medical centre is a busy narrow and winding road, this road is much too narrow for a bus and car to pass each other safely. This road should be twice the width now. | <p>In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</p> <p>A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration. Regarding the permissibility of dual occupancies, secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p> <p>Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible. The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</p> |
| <b>D13475278</b> | DM           | Requesting an E4 or R5 zone and not E3 as exhibited - currently in the 7a zone   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of  |



| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13475278</b> | DM           | Requesting an E4 or R5 zone and not E3 as exhibited - currently in the 7a zone      | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13475278</b> | DM           | Requesting an E4 or R5 zone and not E3 as exhibited - currently in the 7a zone      | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13475289</b> | DM           | Support to the rezoning of land at Killcare. Suggest E2 not E3 for nearby property. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122. |
| <b>D13475294</b> | DM           | Requesting a residential zoning and not E4 as exhibited.                            | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | Conservation. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| D13475294    | DM           | Requesting a residential zoning and not E4 as exhibited. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13475294    | DM           | Requesting a residential zoning and not E4 as exhibited. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13475294    | DM           | Requesting a residential zoning and not E4 as exhibited. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13475325</b> | LEP          | Copacabana remaining a low-density residential suburb.     | <p>In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</p> <p>A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration. Regarding the permissibility of dual occupancies, secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible. The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</p> |
| <b>D13475335</b> | LEP          | Copacabana and remaining a low-density residential suburb. | In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone  |

| Document No.                                     | LEP/ DCP/ DM | Issue  | Comment  |
|--|--------------|--|--|
|  |              |  | to generally two storeys across the Central Coast. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration. Regarding the permissibility of dual occupancies, secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible. The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained. |
| <b>D13475342 /<br/>D13475391 /<br/>D13478080</b> | LEP          | Request the removal of the Amalgamation Clause from the 2018 Local Environmental Plan (LEP) that has been imposed on our land by the former Wyong Shire Council. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13475378</b>                                 | AV           | Believe that the very generous offer to dedicate around 1.6-2.4ha (4-6 acres) of land to Council for   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,  |

| Document No.                 | LEP/ DCP/ DM | Issue   | Comment   |
|------------------------------|--------------|---|---|
|                              |              | <p>the purposes of a new park for the local community, is a fantastic opportunity for the provision of desperately needed open space in our community. Whilst we understand the offer is conditional upon Council allowing use of a similar area of their adjoining land at 317 Avoca Drive as part of the parkland, given the potential benefits, this opportunity needs to be further explored. We understand that the Council's land is COSS land, but we are also aware of the degraded state of parts of the land. Surely there is a way to allow some recreational use but to preserve the intent of COSS. This is already achieved in places like Kincumber Mountain. Acknowledge that our local soccer club Avoca FC is without a home ground and that it is a poor outcome to require the local community to travel as far as Point Clare just to exercise! We ask Council to further explore the opportunities to rezone part of both properties RE1 Public Open Space, to allow the creation of a new park for our community. We do not have anywhere at present where families and individuals can gather and enjoy our beautiful natural bushland.</p> | <p>is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.</p> |
| <b>D13475889 / D13475414</b> | DCP          | <p>Object to this (flooding) policy for the following reasons:</p> <ul style="list-style-type: none"> <li>• Council has not provided any information on the actual height of sea level rise that Council is proposing</li> <li>• Council has not provided any mapping to demonstrate the extent of sea level inundation</li> <li>• Council has not explained why it has adopted the highest possible level of sea level rise when there are other options</li> <li>• Members of the public cannot make an informed judgment on this policy without this information</li> <li>• Even if the science does not agree Council will arrogantly steam ahead and implement the policy anyway. This is wrong and must not happen</li> </ul>   | <p>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls. There is no reference to planned retreat in the LEP, DCP or any supporting documentation.</p>   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | <ul style="list-style-type: none"> <li>• There has been absolutely no consideration of the financial and social impact on residents affected by this policy</li> <li>• The retreat policy must be removed and replaced with some other form of mitigation</li> </ul> <p>This policy should be made invalid and re-advertised with the actual sea level rise heights based on the Australian Height Datum included and maps showing every property that will be affected.</p> <p>The draft climate change should be advertised before the draft DCP and draft LEP. The draft Climate Change Policy should contain proposed sea level rise heights and maps that Council intends to adopt as well.</p> |   |
| <b>D13475919</b> | LEP DCP      | <ol style="list-style-type: none"> <li>1. The proposed new LEP and DCP for Wyong and Gosford do not reflect the character and purpose of the Bouddi Peninsula</li> <li>2. Request area specific DCP</li> <li>3. Request retention of height maps</li> </ol>  | <ol style="list-style-type: none"> <li>1. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.</li> <li>2. The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</li> <li>3. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</li> </ol> |
| <b>D13475928</b> | AV           | This needs to be arrested or the valued and valuable character of the Avoca area will be even more diminished. Also welcome the opportunity for more community parkland in Avoca as proposed by the donation of approximately 5 acres of land alongside Saltwater Creek.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating  |

| Document No.             | LEP/ DCP/ DM | Issue   | Comment  |
|--------------------------|--------------|---|--|
|                          |              |   | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| D13475944                | DCP          | Climate change and sea level rise sections of the policies must be removed until Council provides more information - want a guarantee that these changes will not totally devalue my property and cause insurance companies to increase their premiums because of changes.  | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.  |
| D13475958                | DCP          | Climate change and sea level rise sections of the policies must be removed until Council provides more information - want a guarantee that these changes will not totally devalue my property and cause insurance companies to increase their premiums because of changes.  | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.<br>There is no reference to planned retreat in the LEP, DCP or any supporting documentation.  |
| D13475999 /<br>D13476024 | DCP          | Remove the climate change and sea level rise sections of the policies until Council provides more information.  | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.<br>There is no reference to planned retreat in the LEP, DCP or any supporting documentation.  |
| D13476017                | LEP          | Objection to the proposed changes to the LEP which includes the R2 zoning for Copacabana.<br>This small beachside suburb which has no through traffic is already burdened increasingly by holiday makers and people coming from Western Sydney for the day on weekends and at holiday time. Our infrastructure does not support the number of cars that arrive as there are many more cars than parking spaces. It is becoming much like Hyams Beach on the South Coast where the residents and Council have agreed to close off the suburb when more than 400 cars arrive.<br>Under the new regulations allowing dual occupancy on smaller blocks the car numbers will increase and our poorly maintained roads will not cope.<br>Particularly concerned with the potential loss of trees which will occur when so many blocks will have dual occupancy. Two houses directly behind mine | In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration. Regarding the permissibility of dual occupancies, secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, |

| Document No. | LEP/ DCP/ DM | Issue   | Comment   |
|--------------|--------------|---|---|
|              |              | <p>have been built recently and all trees were cleared. Some had nests in them. We are already losing our green leafy ambience as the new houses get bigger and more land is cleared.</p> <p>Copacabana is not suitable and not equipped for any higher density than we already have, and our quality of life is being eroded. Commuter parking in Gosford and Woy Woy is also a huge problem which Council seems to be unable to deal with and more people living here will also increase this demand.</p>   | <p>mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p> <p>Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.</p> |
| D13476031    | LEP          | <p>1 - The Wyong LEP E2 zones were based on EEC mapping that was from 2010 (so out of date by OEH standards), and the more recent EEC mapping is much improved (2016). There are likely to be some significant differences in alignments.</p> <p>2 - Not sure how we do it, but we don't want to reward bad past behaviour if we can avoid it. In other words, giving an E3 or E4 zone to someone who might otherwise have had an E2 except for a history of illegal clearing, building without approval etc.</p> <p>3 - Given how different mega churches are from traditional places of worship I would like to see them excluded from all E zones. If done at LEP stage it will save a lot of time and effort for the inevitable refusals related to putting 100's of people into bush fire danger.</p> <p>4 - It might be done at next stage, but it would be good to see the RFS LEP advice adopted into the LEP</p> | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>Consistent assessment criteria for all environmental lands will be developed in future stages of the Comprehensive LEP process</p>                   |
| D13476056    | LEP          | <p>Concerns about the drafted plan in Zone E2 areas of the Gosford. As a long-term resident of Bar Point, according to your draft I would no longer be able to live in my own home if home occupations are to be prohibited in the E2 zone which is Bar Point. Suggest that Bar Point be rezoned to an E3 Environmental management Zone? There are many residents who live in our beautiful river communities, and your proposal puts all of us at great financial risk.</p>  | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p>   |



| Document No. | LEP/ DCP/ DM | Issue   | Comment   |
|--------------|--------------|---|---|
| D13476074    | LEP          | Request retain an E4 zoning for that part of the site currently zoned 7(c2), due to the different capabilities and constraints/ values of the land, and consistent with the Department of Planning Practice Note PN 09-002 "Environmental Protection Zones" and allow the permissibility of seniors housing on the site, as an additional permitted use   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. As such the land uses currently permitted within these zones will remain unchanged. Landowners will be further consulted prior to any land use zoning change being made to their land. |
| D13476087    | LEP DM       | Residents of Mooney Mooney Creek would like to submit our protest to the proposed plan to change our zoning to E2 Environmental Conservation as has been proposed in a letter received by residents in December 2018. The residents of Mooney Mooney Creek are seeking assurances that we would maintain the right to improve and maintain our properties as required (replacement maintenance, upgrading of services to our properties etc). Seek assurances that we can sell our properties at their full worth and allow future owners to enjoy the area and their homes without added restrictions. Several of the residents have indicated that they will be seeking compensation for loss of property values if the E2 zoning goes ahead. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| D13476132    | LEP DM       | Have always understood the land to be zoned Rural as per the 149 Planning Certificate provided on purchase and a visit to the Council. Was surprised to read in your letter, F2016/0218-03, that we are now zoned 7a Conservation with no consultation or notification of the change. Over the past 19 years, while living in a house built in 1942 with only solar power and tank water, have strived to maintain our property in its natural bush state. As this land has been used for over 85 years as rural residential with very little if any impact on the environment, we strongly urge you to consider our request to be zoned RU2 Rural Landscape. Failing this as a last resort E3 Environmental Management.                        | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |

| Document No.                     | LEP/ DCP/ DM | Issue   | Comment   |
|----------------------------------|--------------|---|---|
| <b>D13476148 /<br/>D13476169</b> | LEP          | <p>How can council approve DA applications and reap the monetary benefits to then shut down and demoralise the resident's properties and values - it's inexcusable</p> <p>The fact that the draft was slid through during the holiday period when most would not be made aware of these issues, is deplorable.</p> <p>Why is Madam Mayor so focused on this issue? If this impacted her home I would suspect greater consideration and review of the issues and solutions would occur</p> <p>Why haven't the council written to each individual affected household and then had open and public forums - the intention of hiding this from the residents confirms the lack of merit our council has for the people they are meant to represent</p> <p>This should be clearly outlined as a public issue where it can be clearly debated and feasible, sensible and considerate decisions are made</p> | <p>Submission would appear to relate to flooding issues?</p> <p>There is no reference to planned retreat in the LEP DCP or any supporting documentation. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available.</p> <p>At this stage Council will continue with the existing flooding and water cycle management controls.</p>  |
| <b>D13476178</b>                 | AV           | <p>The Avoca Beach and Copacabana communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC</p>  | <p>Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.</p> |
| <b>D13476187</b>                 | AV           | <p>301 Avoca Drive and surrounding area. This land has been offered as a donation to the people of Avoca., and should be Public Open Space for the area. If not, some greedy developer will snap it up for housing development causing more huge problems in the area with water, sewerage, and other essential services. Sporting facilities and parkland areas are essential to the wellbeing of the residents, a mixture of young, middle aged and retired, happily residing in this haven. WE DO NOT NEED ANOTHER</p>   | <p>Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | OVEREXTENDED USE OF THE AREA. Holidaying and living in Avoca for over 70 years we feel the ambience for a family friendly area will be gone forever and strongly support this area as OPEN SPACE for all.  |  |
| <b>D13476338</b> | DCP          | In relation to the small lot housing provisions the following questions are raised:<br>1. Clause 4.1.5.2 of Part 4 of WDCP 2013 states that small lot housing in the R1 and R3 zones are to be assessed as multi-dwellings under the provisions of Chapter 2.4 of WDCP 2013. Since small lot housing will only be permissible within the R1 and R3 zones under Draft CCLEP 2018 why continue to have this control in the DCP or should small lot housing developments in the R1 and R3 zoned continue to be assessed as multi dwelling housing?<br>2. The current controls for small lot housing developments is silent in relation to the minimum lot size requirement for corner and battle-axe allotments as part of the subdivision of the small lot housing development. Therefore, it is currently assumed that the minimum corner (700m <sup>2</sup> ) and battle-axe (750m <sup>2</sup> excluding the access handle) lot size requirements under Part 4 of the DCP are still applicable to the small lot housing developments and a variation to the corner and battle-axe lot sizes is required to be sought as part of the proposal. Are there going to be any additional controls for small lot housing developments which are proposing to create small lot housing developments on battle-axe and corner allotments under Draft CCLEP 2018 and the Draft DCP? Is there going to be a minimum lot size requirement for corner lot and battle-axe sizes which are proposed under a small lot housing application? | 1. Under draft CCLEP the provisions for small lot housing only relate to the R1 zone and will be subject to the provisions of the DCP relating to small lot housing<br>2. Clarification regarding corner and battle-axe lots are proposed to be addressed - i.e. - battle-axe lots are not appropriate, and all lots are to have direct access to a public road, that corner lots are to be larger lots designed to accommodate dual occupancy or multi-unit development |
| <b>D13476441</b> | DCP          | Insist the climate change and sea level rise sections of the policies must be removed until Council provides more information.   | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been  |

| Document No.             | LEP/ DCP/ DM | Issue   | Comment  |
|--------------------------|--------------|---|--|
|                          |              |   | deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| D13476448                | DM           | Propose land in the vicinity of Karalta Road Erina be rezoned from 7(c2) to R1  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| D13476451 /<br>D13475463 | DM           | Land in Springfield. The subject site is within Zone E2 under the provisions of the Draft LEP. The land is currently within Zone 7(a) under the provisions of Gosford IDO no.122. The adjoining land is also within the Zone 7(a). However, the adjoining land where dwellings exist has been placed within the E3 or the E4 zone. Request an E3 zone.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13476456                | LEP DM DCP   | Concerned about:<br>1. Rezoning 120 lots from 7(a) which is equivalent to E2 to E3 or E4. This will allow significant future subdivision in some valuable rural areas;<br>2. Allowing extensive/intensive agriculture in RU1 and RU2 zones in Wyong. This could allow increased run off from livestock into the drinking water supply, an issue that will become more critical as the climate heats up with less rain;<br>3. Reduction in minimum lot sizes from 550 sq. metres to 450 sq. metres (an increase of 1,147 lots) and has resulted already in the loss of shade trees or provision for SPACE for new trees;<br>4. Reducing the minimum lot size in E4 land from 4 Ha. to 2 Ha. - again, the loss of more trees for hobby farm sub-divisions (more buildings, sheds, yards); | 1/4. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.<br>2. Agricultural uses are already permissible in these zones with consent and are subject to stringent controls in water catchment areas as required under the LEP and DCP.<br>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              | 5. Removing building height controls on R2 land in Wamberal, Terrigal, Avoca, Copacabana, McMasters and Kilcare to allow over shadowing, more canopy loss and increased heat-island effects.   | proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.<br>5. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast. |
| D13476507    | LEP          | Requests that the R6 Transition zoned portion of Lot 3 DP17453 Kanwal be rezoned to R2 Low Density Residential in order to facilitate the future development of the land for residential purposes. The subject site is located on the edge of an existing residential area in what appears as a gap in the residential landscape. The present zoning and minimum lot size render the land essentially undevelopable. The site is adequately serviced by social, community and recreational facilities. It is located close to employment opportunities and public transport.<br>The proposal is generally consistent with all applicable strategies, policies and directions.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13476519    | DM           | The proposed zoning of E3 Environmental Management for land in Green Point is unreasonable on the basis that:<br>1. It is inconsistent with recent developments in the area<br>2. The E3 zoning is not comparable to the 7(c2) zoning under which all current usage was approved.<br>3. R5 should be considered as an alternative zoning as being more consistent with the 7(c2) provisions<br>4. E3 assumes that there are established special ecological, scientific, cultural or aesthetic values to be restored. Previous council approvals have not upheld this supposition.<br>5. E3 has been proposed rather than E4 which is the only E zone stated as having an intent of allowing possible residential development | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.           |

| Document No.                 | LEP/ DCP/ DM | Issue   | Comment   |
|------------------------------|--------------|---|---|
|                              |              | <p>6. The proposed minimum Lot size is totally out of keeping with the actual size of the Lots.</p> <p>7. The proposed zoning imposes an unreasonable restriction based on previous Council approvals</p> <p>8. It gives inadequate consideration to long term planning of property owners who have based their planning on long established permissible uses</p> |   |
| <b>D13476527</b>             | DM           | Proposed new zoning of E3. You list our property as being a current single zone of 7(c)2. The land covers two zones 7(c)2 and 7(a).   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13476536 / D13476554</b> | LEP DCP      | Supports the retention of small lot housing in R2 zoned land and request Clause 4.1B of WLEP 2013 as it relates to R2 Low Density Residential zoned land be carried over to land zoned R2 land under the CCLEP 2018.  | The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) low density residential zone which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 land on the Central Coast. The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for variations to minimum lot size are proposed to be retained in the LEP for land within the R1 zone as the former Gosford LGA will retain a minimum lot size of 550m <sup>2</sup> in this zone. In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 zoned land in order to meet its dwelling targets. The draft Affordable Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include considering whether smaller lots in residential areas address housing affordability issues. |
| <b>D13476546</b>             | LEP          | Most Ratepayers are not aware of the LEP 2018. Many have nil access to local print media. Most do not listen to local radio stations. The timeline is too short for objections. Ratepayers are entitled to a detailed explanation as to the likely impact of LEP2018 on their immediate neighbourhood and its   | The public exhibition of the LEP and DCP provided significant opportunity for public participation through media promotion, public meetings and an extension to the time permitted to accept submissions.   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | <p>amenity. There needs to be a six-month extension to the closing date as well as community consultation meetings to discuss this instrument.</p> <p>Considering contact with the NSW Ombudsman re the procedural unfairness of this being put to the ratepayers over the Christmas Holidays while many were absent on holidays. They have also not been informed or have been inadequately informed.</p>  |  |
| <b>D13476553</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca Football Club.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13476572</b> | LEP DM       | The proposed minimum area of E4 Land is 2Ha reduced from 4Ha. The proposed minimum area of E3 Land is 20 Ha increased from 2Ha? In view of increasing population in our area (particularly the Coastal Strip) I believe these new proposals. As these two Zonings are similar in use, the minimum areas should be similar in size.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13476587</b> | LEP DM       | Until the protection of COSS lands and other parcels of significant bushland has a zoning (such as E5) which will ensure it is free from the implications of E2, cannot support the proposed consolidated LEP in its current form. Urge Council to lobby the State government to include some form of a Public Conservation zone in the Standard Instrument Local Environmental Plan. The proposed E2 zoning will not ensure that COSS lands are secure from development. NSW State Government agreed to provide for a Public Conservation Zone in 2014, so a precedent has been set that can be returned to. | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | Urge you to maintain your resolve on this issue and pursue the argument for a Public Conservation Zone.  | nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review.  |
| <b>D13476600</b> | LEP          | Noting that this is a consolidation project, and this will have little impact on Erina Fair and there will be further opportunity to be involved in future stages of the LEP/DCP Review  | Noted  |
| <b>D13476614</b> | DM           | Bar Point Community Association & East Bar Point Jetty Association- it is of grave concern & anxiety to our river community who are in the West Gosford Ward of CCC of the proposed draft changes to the CCLEP under E2 Environmental Conservation zoning. Certainly, our long-standing Lower Hawkesbury River Community believes wholeheartedly in the vision statement by your CEO, of collaboration. With this in mind the community is vehemently opposed to the draft policy that would ultimately see existing residential structures being impacted & the forbidden use of existing vacant land holdings. A more conciliatory approach for the geographical location would be zoning E3 Environmental Management. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13476626</b> | LEP          | Requesting Council consider adding 'agri-tourism" uses similar to the type operating within the Hunter Region on rural lands.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13476627</b> | AV           | Urge the Council to rezone lot 317, Avoca Beach as RE1 public open space. It is currently zoned as COSS land. This land was formerly farmland and is degraded. Lot 317 & 301 could provide land for 2 fields. Acknowledge need for EIS, possible offset requirements and community agreement on land.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |



| Document No.                     | LEP/ DCP/ DM | Issue  | Comment   |
|----------------------------------|--------------|--|---|
| <b>D13476635 /<br/>D13477487</b> | LEP          | <ol style="list-style-type: none"> <li>1. Did not receive notification</li> <li>2. Objection to proposed zoning.</li> <li>3. Support short-term rental accommodation restrictions</li> </ol>   | <ol style="list-style-type: none"> <li>1. Council records indicate that notification was appropriately sent.</li> <li>2. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</li> <li>3. Noted.</li> </ol> |
| <b>D13476648</b>                 | LEP          | Request the council to remove the amalgamation clause from the 2018 LEP  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13476648</b>                 | LEP          | Request the council to remove the amalgamation clause from the 2018 LEP  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13476648</b>                 | LEP          | Request the council to remove the amalgamation clause from the 2018 LEP  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13476651</b>                 | LEP DCP      | <p>The proposed new LEP and DCP for Wyong and Gosford do not reflect the character and purpose of the Bouddi Peninsula. A separate chapter within the new DCP should be applied to the Peninsula and includes Wagstaffe, Pretty Beach, Hardys Bay, Killcare and Killcare Heights to:</p> <ol style="list-style-type: none"> <li>1. Specifically strengthen requirements to maintain</li> </ol> | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | <p>and preserve our trees and vegetation to maintain our green vegetation and outlook, natural landscape and view so that both individuals, residents and developers are given a guideline of how to retain and maintain the character of the area, as per the character statements.</p> <p>2. Maintain controls on the height of buildings which maintain views and maintain the current 6 metres setback to allow for vegetation appearance and provide areas for community spaces and vegetation appearance.</p> <p>3. Community already exists in the area. Walking and good neighbours have been established through open landscape and spaces for community.</p>  |  |
| <b>D13476656</b> | LEP DM       | <p>Land in Wyoming currently supports 3 zonings including 7(a) Conservation, 7(c2) Scenic Protection and R2 Low Density Residential. The consolidated LEP process intends on removing the 7(c2) zoned portion to be replaced with an E2 Environmental Conservation zone. Object to the rezoning of the existing 7(c2) portion of the site to E2 Environmental Conservation as it effectively seeks to remove the land owner's ability to seek approval to establish this portion of the site as an individual allotment/s with dwelling entitlement. Possible development outcomes have been explored and appear positive, however are contingent upon the land areas assigned to each of the individually zoned portions of the site being available in support of that outcome.</p> | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p>          |
| <b>D13476660</b> | LEP DCP      | <p>Request E5 zone or subset of E1 for COSS. Enforce existing character statements and consider things as tree cover, site coverage, streetscape, setbacks, building lines view sharing and the like in character statements</p>  | <p>Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review.  |
| <b>D13476668</b> | LEP DCP      | <p>The proposed new LEP and DCP for Wyong and Gosford do not reflect the character and purpose of the Bouddi Peninsular. A separate chapter within the new DCP should be applied to the Peninsula and includes Wagstaffe, Pretty Beach, Hardys Bay, Killcare and Killcare Heights to</p> <ol style="list-style-type: none"> <li>1. Specifically strengthen requirements to maintain and preserve our trees and vegetation to maintain our green vegetation and outlook, natural landscape and view so that both individuals, residents and developers are given a guideline of how to retain and maintain the character of the area, as per the character statements.</li> <li>2. Maintain controls on the height of buildings which maintain views and maintain the current 6 metres setback to allow for vegetation appearance and provide areas for community spaces and vegetation appearance.</li> <li>3. Community already exists in the area. Walking and good neighbours have been established through open landscape and spaces for community.</li> </ol> | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.  |
| <b>D13476670</b> | LEP DCP      | <ol style="list-style-type: none"> <li>1. B1 Zone - permissibility of residential accommodation - boarding houses and shop-top housing</li> <li>2. Permissibility and location of sex services premises</li> <li>3. Change to jetty permissibility - Saratoga area</li> <li>4. Flood mapping and DCP</li> <li>5. Location of definitions related to flooding</li> </ol>  | <ol style="list-style-type: none"> <li>1. It is noted that there has been issues regarding residential development in small business areas in both former LGAs where no local controls apply. To address this issue provisions within CCDCP relating to shop-top housing and commercial development have been reviewed and revised.</li> <li>2. Controls within Central Coast DCP prevent sex services premises being located nearby sensitive sites.</li> <li>3. Change to jetty permissibility - Saratoga area - the map that has been produced duplicates the map from the existing Gosford DCP 2013.</li> <li>4. The Consolidated Floodplain Management Chapter of the DCP has been</li> </ol> |

| Document No.                     | LEP/ DCP/ DM | Issue  | Comment   |
|----------------------------------|--------------|--|---|
|                                  |              |  | deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls<br>5. As per the draft LEP clauses related to flooding up to date definitions and terms are found in the Floodplain Development Manual.  |
| <b>D13476678 /<br/>D13476741</b> | LEP DCP      | <ol style="list-style-type: none"> <li>1. Minimum Lot size change from 550m<sup>2</sup> to 450m<sup>2</sup></li> <li>2. Shop Top Housing being permitted on R2 Zoned Land</li> <li>3. Maximum Building Height increased from 8.5m to 10m in low density areas.</li> <li>4. Removal of Character Statements Index</li> </ol>  | <ol style="list-style-type: none"> <li>1. It is considered that this change to minimum lot size will have a minimal impact on additional subdivision potential most notably in existing residential areas where the 550 m sq. minimum lot size is currently in force. It is noted that existing larger lots are generally sloping or steep sites that are subject to additional minimum lot size restrictions under Central Coast DCP.</li> <li>2. Shop-top development has been included as a land use to be considered under DCP Chapter 2.3- Residential Flat Buildings to ensure amenity is maintained and will in addition be subject to height of building restrictions</li> <li>3. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained and supported by DCP controls that limit dwelling houses height in the R2 zone across the Central Coast to generally two storeys.</li> <li>4. Character statements remain a consideration and will be reviewed as part of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas can be used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.</li> </ol> |
| <b>D13476679</b>                 | DCP          | What is the new flood level that Council is proposing, and how does this relate to the 1:100 yr. event? Or is it related to year 2100 guessed water level rise (i.e. 0.63m)? Where are the flood maps and when will these be available? How will Council define Hazard Levels H1 to H6, and when will these maps be available? What steps is Council taking to protect ratepayers' properties? | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| <b>D13476685</b>                 | DCP          | What is the new flood level that Council is proposing, and how does this relate to the 1:100 yr. event? Or is it related to year 2100 guessed water level rise (i.e. 0.63m)? Where are the flood maps and when will these be available? How will Council   | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | define Hazard Levels H1 to H6, and when will these maps be available? What steps is Council taking to protect ratepayers' properties?   |  |
| <b>D13476708</b> | AV           | Avoca FC - Please consider the appropriate zoning for part of the land at 301 Avoca Drive so that my children can have access to additional sporting ground.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13476712</b> | DM           | Purchased land in Matcham in 1983, which was zoned 7c2. The 5-acre parcel of land was subdivided off a 10-acre block into a bizarre shape, so it was free of 7a zoning. The odd shape was not a result of the topography but was a stipulation of council at that time. The shape of the block reduced the desirability for subdivision. the rezoning of the 7a and 7c2 zone to E3 will remove the potential for subdivision all together. A letter advising of the change of zoning was received a number of years ago, but owner not in a financial position to undertake the cost to submit a DA for subdivision, with no guarantee that we would be successful. The 'one size fits all' approach to rezoning of Matcham to E3 is lazy, clumsy, and ill conceived, and does not meet the needs of the community. Council has disadvantaged us with every zoning they have applied to our land, and now that the ability to subdivide will be removed altogether the value of our land has been further diminished, and as such we would expect the council to compensate us for that loss and at the very least reduce the rates that are demanded every year by the council. The council supplies the Matcham Valley with very few services. We have NO town water, NO sewerage, NO gas | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | supply, NO curb and guttering, NO drainage, NO footpaths, NO street lighting.  |  |
| <b>D13476722</b> | AV           | Request oval at Avoca  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13476739</b> | LEP          | Land at Ourimbah is currently split zoned E2/E3/RE1 under WLEP 2013. Suggest subdivision of this land or rezoning to R1 General Residential or E4 Environmental Living   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13476749</b> | AV           | Allowing Avoca FC permission to use land in Avoca Beach as their home ground. Despite having permission from the property's owners, the Council has not allowed the club to have their own home ground in Avoca, not Erina or Point Claire which are the two ovals used currently. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13476751</b> | AV           | My son plays for Avoca FC and our club deserves a home ground for training and playing. The whole community will benefit from this!  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13476752</b> | LEP          | Requesting removal of lot amalgamation provisions.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13476760</b> | LEP DM       | Land at Terrigal. Relates to characterisation of development for a future DA.  | The issues identified in this submission relate to the characterisation of development and relate to the assessment of a development application. This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.  |
| <b>D13476765</b> | LEP DM       | Objection to the proposed changes to the zoning of our land. Council is placing heavy restrictions on private property and land use. Rezoning of our land will significantly reduce the value of our property. What financial compensation is Council offering to all the residents involved in the proposed changes. We are also aware that the widening of Avoca Drive will affect us as well, taking an extra five metres from the front of our property. Therefore, significantly reducing the size of our land further.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13476766</b> | DCP          | Object to this policy for the following reasons<br>- Council has not provided any information on the actual height of sea level rise that Council is proposing<br>- Council has not provided any mapping to demonstrate the extent of sea level inundation<br>- Council has not explained why it has adopted the highest possible level of sea level rise when there are other options<br>-Members of the public cannot make an informed judgment on this policy without this information<br>-Even if the science does not agree Council will arrogantly steam ahead and implement the policy anyway. This is wrong and must not happen<br>-There has been absolutely no consideration of the financial and social impact on residents affected by this policy<br>- The retreat policy must be removed and replaced with some other form of mitigation | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | <p>This policy should be made invalid and re-advertised with the actual sea level rise heights based on the Australian Height Datum included and maps showing every property that will be affected.</p> <p>The draft climate change should be advertised before the draft DCP and draft LEP. The draft Climate Change Policy should contain proposed sea level rise heights and maps that Council intends to adopt as well.</p> |  |
| <b>D13476769</b> | DM           | Land at Lisarow - requesting E4 zoning and not E3.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13476770</b> | DM           | Karwin Avenue Springfield - request to be zoned R2 and not an E zone as proposed  | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land.</p> <p>It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business falls outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.</p> |
| <b>D13476770</b> | DM           | Karwin Avenue Springfield - request to be zoned R2 and not an E zone as proposed  | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land.</p> <p>It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business falls outside the scope</p>  |



| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13476770</b> | DM           | Karwin Avenue Springfield - request to be zoned R2 and not an E zone as proposed  | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land.</p> <p>It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business falls outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.</p> |
| <b>D13476772</b> | LEP DCP      | <p>1. The proposed new LEP and DCP for Wyong and Gosford do not reflect the character and purpose of the Bouddi Peninsula. A separate chapter within the new DCP which applies to our Peninsula and includes Wagstaffe, Pretty Beach, Hardys Bay, Killcare and Killcare Heights. Strengthen requirements to maintain and preserve our trees and vegetation to maintain our green vegetation and outlook, natural landscape and view so that individuals, residents and developers are given a guideline of how to retain the character of the area.</p> <p>2 Maintain controls on the height of buildings which maintain views and maintain the current 6 metres setback to allow for vegetation appearance and provide areas for community spaces and vegetation appearance.</p> <p>3 Maintain and strengthen community which already exists in the area. Walking and good neighbours have been established through open landscape and spaces for community. In summary, while the Wyong/Gosford approach allows more building and higher density, our Peninsula needs to retain the older feel of smaller cottages, good setback and more space on each block/development for gardens and greenery. There is a great difference between</p> | <p>1/3. The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</p> <p>2. Front setback requirements are not changing from those that are currently in place under Gosford DCP 2013 and in response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</p>   |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | the purpose of Wyong/Gosford – to provide industrial and commercial spaces as well as residential spaces close to the transport hubs - and the Bouddi Peninsula – a space of natural bushland and ocean with remarkable beauty. Lastly, I refer to the Pearl Beach Chapter which has ‘Location Specific Development Controls’ which provides for a balance between hard surfaces and soft landscaping to maintain bushland area. The beauty of the Bouddi Peninsula can be retained with a similar Chapter.    |   |
| <b>D13476777</b> | LEP DCP      | Request retention of small lot housing being permissible in the R2 zoned land  | <p>The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) low density residential zone which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 land on the Central Coast. The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for variations to minimum lot size are proposed to be retained in the LEP for land within the R1 zone as the former Gosford LGA will retain a minimum lot size of 550m<sup>2</sup> in this zone. In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 zoned land in order to meet its dwelling targets.</p> <p>The draft Affordable Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include considering whether smaller lots in residential areas address housing affordability issues</p> |
| <b>D13475370</b> | LEP DCP      | <p>Opposition to the changes which are being proposed in the new LEP as they relate to Copacabana:</p> <ul style="list-style-type: none"> <li>• An increase in maximum building heights from 8.5m to 10m will lead to the approval of three-storey dwellings which will adversely affect the amenity of the views of neighbours.</li> <li>• The local character will be adversely altered and indeed diminished by allowing more buildings and requiring less open space. We do not wish the green,</li> </ul> | <p>In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</p> <p>A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and</p>  |

| Document No.                 | LEP/ DCP/ DM | Issue  | Comment  |
|------------------------------|--------------|--|--|
|                              |              | <p>leafy, low-density and relatively quiet character of Copacabana to be changed.</p> <ul style="list-style-type: none"> <li>Copacabana infrastructure, including roads and drainage, will not support such an increased density. They already struggle to cope for the existing population.</li> </ul>  | <p>the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>Regarding the permissibility of dual occupancies, secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p> <p>Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.</p> |
| <b>D13475383</b>             | DM           | Zoning of land in Killcare. We feel this is an area of great natural beauty and also home to a lot of native animals and birds. We would be strongly against any development on that land. We understand it is to be zoned E3 which is helpful although we believe there is a strong case to zone it E2. We are pleased that Council is zoning to not allow development. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.  |
| <b>D13475403</b>             | DM           | Zoning of land in Killcare. Proposed E2 - suggests E4  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13475408 / D13478566</b> | DM           | Matcham area - Requesting change to minimum lot size in the E4 zone.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It is advisable that landowners that have lodged submissions indicating they would like to look investigate additional subdivision potential should do so at this time.  |
| <b>D13475413</b> | DM           | Proposed E3 zone - suggest 2Ha MLS not 20 Ha   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13475421</b> | DM           | Land in Killcare - applaud the Central Coast's continuing tradition of preserving such important indigenous forest and am pleased that an E3 zoning will protect the land and prevent it from subdivision, thereby preserving the natural beauty of the Bouddi Peninsula and maintaining the area's special ecological, scientific, cultural and aesthetic attributes. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.  |
| <b>D13476775</b> | DM           | Objection in relation to rezoning to E2 - suggests residential more appropriate  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business falls outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13476775</b> | DM           | Objection in relation to rezoning to E2 - suggests residential more appropriate  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business falls outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13476779</b> | DM           | Suggests residential and not environmental zoning- currently 7C2  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business falls outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13476795</b> | DM           | Land in Killcare.<br>The Draft Central Coast Local Environmental Plan is to change the zoning from E2 Environmental Conservation to E3 Environmental Management. Naturally would prefer E2 classification but trust the new zoning will preserve the habitat of the abundant wildlife in the area and preserve the magnificent native forest. It is reassuring that the Council plan does not allow for subdivision of this beautiful and sensitive area. This zoning ensures that the environmental, scenic and cultural values of the E1 and E2 (Bouddi National Park) lands are not compromised. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.  |
| <b>D13476797</b> | LEP DM DCP   | 1. Object to reduction in lot size and removal of height restrictions in general and in particular in MacMasters Beach. This is a small community with no shops and little kerb and guttering. Already we are experiencing discomfort in holiday periods with influx of air bnb tourists. Access to the beach and surf club is almost impossible in the holidays and narrow roads with people walking on the roads  | 1. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment   |
|--------------|--------------|--|---|
|              |              | <p>become really dangerous. Making more block divisions possible will only increase holiday difficulties.</p> <p>2. Land previously 7A will now be E4. We have lots in MacMasters Beach with no services which under E4 could be subdivided to dual occupancy which are too small to contain septic systems and two houses. There needs to be different zoning for these areas.</p> <p>3. Previously 7A land was conservation protected, the new zoning permits a number of businesses and services which are inappropriate on 7A land. There must be a conservation zoning for at risk and special areas and COSS land.</p> <p>4. Cockrone Lagoon is zoned E2. Obviously, this is an error. It is a waterway and has state significant water lands.</p> <p>5. Endorse the comments of other residents of MacMasters Beach in relation to land in Bensville and the proposed LEP.</p> <p>6. Believe that this land which was zoned as 7(a) Conservation Land (before the council amalgamation and Deferred Matters issue) should definitely be classified as E2 as proposed by the draft LEP. Some of the reasons for this are; a) It is high value conservation land due to its coastal location, constantly being under threat from development. b) It is an extremely important wildlife corridor, linking Cockrone Lagoon, private conservation property, council land that forms part of the COSS network and Bouddi National Park. c) It is habitat for Threatened Species under the State and National Register of Threatened species. d) Over the last few months there has been a lot of clearing occurring due to the Deferred Matters principle, where the landholder has used loopholes to destroy the conservation value of this property and this must cease as soon as possible. e) COSS have wanted to purchase this land for preservation since the 1980's.</p> | <p>to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>2/3/6. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>4.Cockrone lagoon is a registered parcel owned by Council. The land was dedicated to Council for the purpose of 'public garden and recreation space' and is also identified as being within the Coastal Open Space System (COSS). Part of the lagoon is identified as a Coastal wetland and the entire lagoon is within the Coastal Environmental Area under SEPP Coastal Management 2018. Given the environmental significance and constraints of the lagoon the E2 Environmental Conservation zone is the most appropriate zone for this land.</p> <p>5. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.</p> |

| Document No.                     | LEP/ DCP/ DM | Issue  | Comment   |
|----------------------------------|--------------|--|---|
|                                  |              | It is imperative that this land containing remnant rainforest is not destroyed before council have the opportunity to purchase and conserve it. f) This land runs off into a creek that flows directly into Cockrone Lagoon, which is a classified wetland of national significance.   |   |
| <b>D13476798 /<br/>D13483435</b> | LEP          | Object to the content of the new Central Coast Local Environmental Plan. A simple amalgamation of Council areas should result in a simple amalgamation of Council LEPs. The preparation of an amalgamated LEP is not the vehicle for the introduction of zonings that differ from those that previously existed. Section 04 Mapping shows changes to zonings in a manner that is too coarse to enable examination of the detail. Such changes must be submitted to the public on a case by case basis. There needs to be put forward the cases for and against the changes. The same argument applies to any other significant changes in any other aspects of the prior LEPs. People are entitled to be properly informed. Introduction of change through this document lacks transparency. | In areas where zoning changes are proposed - In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13476805 /<br/>D13476806</b> | DM           | Objection to the rezoning E4 of 341 Terrigal Drive Erina - request an Additional Permitted Use for Seniors Housing   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13476807</b>                 | AV           | Avoca fc needs its own field as it is one of the largest clubs on the coast with one of the strongest grade squads. This oval would not only be used for the football club but for all of Avoca as the central coast needs more green spaces.  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              |   | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13477255</b> | LEP DCP      | <ol style="list-style-type: none"> <li>1. Height of Building Map</li> <li>2. Recommended changes for Chapter 2.1 Dwelling Houses</li> <li>3. Recommended changes to Chapter 2.2 Dual Occupancy and Multi-dwelling housing</li> <li>4. Vegetation Management</li> <li>5. Character</li> </ol>  | <ol style="list-style-type: none"> <li>1. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</li> <li>2. This Chapter was reviewed and consolidated in 2017 and will be further reviewed following the completion of Council's Housing Strategy.</li> <li>3. Chapter 2.2 generally reflects the provisions for dwelling houses that have already been reviewed and established.</li> <li>4. A revised version of Council's Vegetation Management Chapter has recently been adopted following an extensive consultation process.</li> <li>5. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.</li> </ol> <p>The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</p> |
| <b>D13477259</b> | LEP          | Extremely concerned that several developers are trying to rush through oversized, inappropriate and non-complying applications before the public exhibition period has concluded for this document and the local community have had their say. Would ask that there are no more development approvals for buildings which exceed the tree line or 3 stories, in keeping with the current aesthetic of the Ettalong and Umina villages. Call upon Council to preserve the existing treescapes, green corridors, heritage value and environmental conservation of the area. | The Consolidated LEP/DCP does not alter building heights in the Umina and Ettalong Villages or conservation areas.  |
| <b>D13477267</b> | DM           | Support an E2 Environmental Conservation zoning for the COSS lands and other lands that have high   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of  |



| Document No.                     | LEP/ DCP/ DM | Issue   | Comment  |
|----------------------------------|--------------|---|--|
|                                  |              | biodiversity value. Support this zone having restricted land uses as proposed with the exception of research stations which appear an anomaly. This could be included in a Schedule to apply to only relevant lots rather than including in all E2 land. E2 should not include any residential land use. The application of an E2 zone was supported by around 3,500 submissions in the previous Gosford LEP exhibition. There is no proposal for any natural resource special provisions such as for terrestrial biodiversity. This was also supported by the majority of the 3,500 submissions in the previous Gosford LEP. The Central Coast Council should use its fine scale vegetation mapping to identify high value biodiversity land and include a specific local provision to identify and protect these lands. | Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13477274</b>                 | AV           | Avoca needs a home ground football oval   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13477293 /<br/>D13478030</b> | DM           | Mooney Mooney Creek - recommend that the E2 – Environmental Conservation zone proposed be replaced in the first instance with an RU2 – Rural Landscape zone; a zone which would better reflect and reinstate the historical and continuing land use and current biophysical features of the land.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13477306</b>                 | AV           | Please let Avoca Sharks have their own grounds. Tired of playing for Avoca and travelling to Tascott for our home games. It's been going on far too long. We have more members than Kincumber and they seem to have great club grounds!!!   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13477325</b> | DM           | Objection referring to land at Matcham and the change in potential subdivision size allowed for their land. Proposed E3 zone but requests current bonus lot provisions be retained  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It is advisable that landowners that have lodged submissions indicating they would like to investigate additional subdivision potential should do so at this time                                |
| <b>D13477339</b> | AV           | The Avoca Beach, Copacabana, Picketts Valley and Kincumber communities have a desperate need for additional open space. Please rezone part of 301 Avoca Drive and the adjoining Council land to the west to RE1 Public Recreation to create a new park for our community and a home ground for Avoca FC | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13477359</b> | AV           | Please allow a public oval to be used by Avoca football club  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13477367</b> | AV           | We desperately need more sporting and parkland in Avoca. Please unlock this land to provide Coastal Open Land for the community!!!  | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating   |

| Document No.   | LEP/ DCP/ DM | Issue   | Comment  |
|--|--------------|---|--|
|  |              |   | alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.  |
| <b>D13477387</b>   | AV           | Avoca FC - Please let us have somewhere close for our children and community to use for sport. A 40min drive to Point Claire is not ideal | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13477410 /<br/>D13477437 /<br/>D13477452 /<br/>D13496778</b> | DM           | Objection to rezoning to E2 in Holgate - requests E4 zoning   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13477410 /<br/>D13477437 /<br/>D13477452 /<br/>D13496778</b> | DM           | Objection to rezoning to E2 in Holgate- requests E4 zoning  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13477426</b>   | LEP          | Request change of zoning of properties in Kiar.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13477460</b>   | DM           | Objection to rezoning to E2 in Holgate - requests E4 zoning   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              |  | (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13477463</b> | DM           | Objection to rezoning to E3 at Terrigal. Currently 7c2 - seeking R5  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13477466</b> | DM           | Objection to rezoning to E4 at Terrigal - request R5 or an Additional Permitted Use  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13477501</b> | LEP DM DCP   | <ol style="list-style-type: none"> <li>1. Additional subdivision through the rezoning of 7(a) land</li> <li>2. Additional agricultural uses on water catchments</li> <li>3. Change on minimum lot size from 550 m sq. to 450 m sq.</li> <li>4. Additional vegetation removal from secondary dwellings or dual occupancies</li> <li>5. E4 minimum lot size changes from 4Ha to 2Ha</li> <li>6. Building Height in the R2 zone.</li> </ol> | <ol style="list-style-type: none"> <li>1. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</li> <li>2. Would require consent and considerations of the water catchment area controls within Central Coast DCP</li> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former</li> </ol> |

| Document No.                 | LEP/ DCP/ DM | Issue   | Comment   |
|------------------------------|--------------|---|---|
|                              |              |   | <p>Gosford LGA as a consideration.</p> <p>4. Secondary dwellings are permissible under State Government policy on any residential land where a dwelling house is permissible.</p> <p>5. Subdivisions potential has and will be considered in deciding which lots are appropriate for rezoning to E4.</p> <p>6. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</p> |
| <b>D13477535</b>             | DM           | Objection to rezoning to E3 at Terrigal - Currently 7 C2 seeking R5   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13477625</b>             | LEP          | Objection in relation to zoning and related statutory provisions associated with historical agricultural grazing operations at Upper Mangrove - Restrictions on E2 land for agricultural practices. | The consolidated LEP permits lawful uses to continue on E2 Zoned land. The appropriateness of the E2 zone for land that is currently being used for agricultural purposes will be reviewed as part of Council's LGA-wide rural lands study and Biodiversity Strategy that will review the Environmental zones.  |
| <b>D13477654</b>             | DM           | In relation to Lot 490 DP 867168, Green Point. Requesting an Additional Permitted Use and Minimum Lot Size change   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13477670 / D13477712</b> | DM           | Objection to rezoning to E3 their property at Green Point- 7c2 seeking R5 or E4 and a minimum lot size change   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13477680    | DCP          | <p>The DCP is unfit for public exhibition and adoption, it should be withdrawn.</p> <p>1: councils' refusal to submit hazard mapping referred to in Ch.3.1 invalidates the DCP as it denies residents informed comment.</p> <p>2: the DCP's reliance on an unpublished Policy (climate change policy) once again denies residents the right to informed comment and understanding of the ramifications of the policy. Multiple chapters of the DCP are informed by the proposed climate policy.</p> <p>3: the demand that homes in flood areas display a 600x600 flood warning sign is insane.</p> <p>4: the demand that emergency vehicle access be a condition of a DA under 3.1 is ridiculous, more so when council cannot say what flood depths it will rely on for this clause.</p> <p>5: The DCP introduces Planned Retreat via development constraints.</p> <p>6: Council have not acted transparently in this process, Council have offered various explanations for the missing hazard maps ranging from "they haven't been made yet" to "they are the same as existing maps" these excuses are ridiculous and bring in to question the capabilities and motives of those behind this policy.</p> | <p>There is no reference to planned retreat in the LEP, DCP or any supporting documentation.</p> <p>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.</p> |
| D13477686    | DCP          | <p>Do not support the adoption of the DCP/LEP at this time. The proposed documents introduce a new hazard categorization for flood prone land that does not include mapping nor information to allow residents to determine which category their land may fall in to or how they may be impacted. The process is flawed and for this reason the public consultation invalid. The LEP/DCP should be withdrawn. If it proceeds it will no doubt face ongoing legal challenges on the basis that the process is invalid, residents have the right to know and understand how this affects them and council</p>  | <p>There is no reference to planned retreat in the LEP, DCP or any supporting documentation.</p> <p>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | has deliberately denied this right. To say use the excuse that "this clause or that" is already in a Wyong or Gosford DCP in no way validates the current proposal. The DCP uses the wrong Gosford sea level rise projection and if adopted will have the effect of lowering the FPL around Brisbane Water - this in the face of Madam Mayor's furious insistence that the seas are rising, and the sky is falling - it doesn't make sense.  |   |
| <b>D13477695</b> | DCP          | Requesting Killcare to have its own development controls   | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.   |
| <b>D13477704</b> | DCP          | Requesting Killcare to have its own controls   | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.   |
| <b>D13477715</b> | DCP          | Cannot assess the LEP/DCP on display as the hazard mapping accounting for the impact of Council's proposed climate change policy has not been provided. Accordingly objects to the draft LEP/DCP. The draft LEP/DCP should be withdrawn.   | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.   |
| <b>D13477716</b> | LEP DCP      | Object to the proposed changes to the R2 zoning of Copacabana in the Draft LEP 2018.<br>In particular, the changes relating to the reduction in size of lots for Dual Occupancy, the almost halving of the Private Open Space requirement for dual occupancies and the reduction the Lot sizes for subdivision.<br>All of these measures may lead to increased population density in Copacabana. The suburb is ill-equipped to cope with the current population. Except for a couple of streets, there has been little improvement in the quality of the paving of the suburb's streets in the almost 37 years I have been | Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.<br>A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and |

| Document No.            | LEP/ DCP/ DM   | Issue  | Comment   |
|-------------------------|----------------|--|---|
|                         |                | <p>here. Council has taken 3 years to attempt to upgrade Ocean (one street) since the last Federal Election. The job is not complete. There are dozens more streets.</p> <p>Copacabana is not prepared (by Council) to cope with additional people or housing lots. Further, the unique nature of the suburb having only one road in and out detracts from its suitability for increased housing density. Also, the lack of public recreational areas is another reason not to change the LEP. Our children grew up here. We had to take them out of Copacabana for many of their pursuits.</p> <p>Based on these arguments only, I request that you exempt Copacabana from the proposed changes to the R2 zoning as it applies to Copacabana. Please allow the current regulations to remain until the suburb's infrastructures are adequate.</p> | <p>the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p>   |
| <p><b>D13477718</b></p> | <p>LEP DCP</p> | <p>Support the objections and arguments contained within the Copacabana Community Association submission to Council in reference to the submission to the Draft Central Coast Local Environment Plan (CCLEP) and Draft Central Coast Development Control Plan (CCDCP).</p>   | <p>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p> <p>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</p> <p>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not</p> |



| Document No.                 | LEP/ DCP/ DM | Issue   | Comment  |
|------------------------------|--------------|---|--|
|                              |              |   | change site specific controls and retains character statements of the former Gosford LGA as a consideration.<br>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.<br>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.   |
| <b>D13477725</b>             | LEP          | Ask for the removal of the amalgamation clause from the 2018 LEP  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13477725</b>             | LEP          | Ask for the removal of the amalgamation clause from the 2018 LEP  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13477731 / D13477742</b> | DM           | Objection to rezoning to E2 of land at Green Point - suggest E3   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13477746</b>             | LEP DCP      | Please ensure the local environment is protected and integrated as a key component of this plan. Dismayed by the loss of mature trees, of habitat and shade, in our local region. We need to ensure developments maintain mature trees, and integrate them in design, rather than clear-felling blocks for redevelopment. We must mandate space for trees and prioritise native gardens. We must leave spaces | Noted. The LEP Consolidation looks at the consolidation or existing controls. Further opportunity to influence future controls will be provided through the public consultation process for Council's Local Strategic Planning Statement and Comprehensive LEP.  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | between houses and mandate sustainable design. We must create a culture where poisoning trees is not seen as an okay thing to do so you can see the ocean! We must preserve our local environment, or we lose so much of what can differentiate this region. |  |
| <b>D13477751</b> | DM           | Objection to rezoning to E3 of land at Terrigal. Suggest R5 or E4 and minimum lot size changes   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13477755</b> | AV           | The surrounding area of Avoca would benefit from the use of facilities to provide for the soccer club. Please consider it.   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13477765</b> | DCP          | Own development controls for Killcare Area   | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.  |
| <b>D13477779</b> | DM           | Several lots in area should have E2 zoning not E3 or other zones. Defer for introduction of the E5 zone.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13477790</b> | LEP          | Request to change the zone of their property to E4 at Glenning Valley.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              |   | Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13477806</b> | LEP DCP      | <p>Objection to Copacabana being zoned R2 (unchanged) and refers to the changes that apply to regulations within that zoning category, which we believe are inappropriate for a small coastal village such as Copacabana.</p> <ol style="list-style-type: none"> <li>1. Provision for dual occupancy</li> <li>2. Changes to lot sizes for dual occupancy and private open space requirements in the former Gosford LGA</li> <li>3. Reduction in minimum size for subdivision</li> <li>4. Character impacts</li> <li>5. Infrastructure issues</li> </ol> | <ol style="list-style-type: none"> <li>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</li> <li>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</li> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</li> <li>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</li> <li>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</li> </ol> |
| <b>D13477812</b> | LEP          | Agree that there is a need to unifying Wyong Council & Gosford council LEP & DCP, in favour of re-Zoning Brisbane water Drive area in Koolewong, to allow dual occupancy & Strata subdivisions.   | Noted support for dual occupancy development in the R2 Zone   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13477826    | LEP          | Request to change the zoning of numerous properties from current RU6 zone. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477826    | LEP          | Request to change the zoning of numerous properties from current RU6 zone. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477826    | LEP          | Request to change the zoning of numerous properties from current RU6 zone. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477826    | LEP          | Request to change the zoning of numerous properties from current RU6 zone. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477826    | LEP          | Request to change the zoning of numerous properties from current RU6 zone. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477826    | LEP          | Request to change the zoning of numerous properties from current RU6 zone. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477826    | LEP          | Request to change the zoning of numerous properties from current RU6 zone. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13477826</b> | LEP          | Request to change the zoning of numerous properties from current RU6 zone.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13477826</b> | LEP          | Request to change the zoning of numerous properties from current RU6 zone.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13477826</b> | LEP          | Request to change the zoning of numerous properties from current RU6 zone.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13477826</b> | LEP          | Request to change the zoning of numerous properties from current RU6 zone.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13477828</b> | DCP          | Object to the non-existent formal notification to residents of this and the climate change draft policy. This is deceptive and sneaky. It is also unprofessional. Object to the draft LEP/DCP as the associated hazard mapping has not been provided | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |

| Document No.                 | LEP/ DCP/ DM | Issue  | Comment   |
|------------------------------|--------------|--|---|
|                              |              | and the climate policy not adopted. The DCP should be withdrawn.   |   |
| <b>D13477836</b>             | LEP          | The residents of the existing Warnervale Village have been campaigning for 15 months to have our community environment protected from inappropriate development, which includes the request for the rezoning of the southern side of Wyreema Road from R1 to R2 in line with the northern side of the road (via the Gateway Process).  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13477838 / D13500808</b> | DCP          | Require detailed flood maps and Hazard zones for DCP. Question consultation with other LGA's e.g. Northern Beaches. Chapter 3.1 Floodplain Management - overly prescriptive. Lacks definition, and guidelines, no justification for minor addition of 40m <sup>2</sup> , section 3.1 needs reworking, and the detailed flood maps and hazard zones published, allowing informed consultation with affected parties before adoption.<br><br>The section does not allow for owners of existing properties to assume any risk. Under the present system, owners are made aware of the flood implications on their property, and insurance rates reflect this. With regards to existing properties, retrospective controls are not justified, appropriate or workable. | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| <b>D13477845</b>             | LEP DCP      | <ol style="list-style-type: none"> <li>1. Provision for dual occupancy</li> <li>2. Changes to lot sizes for dual occupancy and private open space requirements in the former Gosford LGA</li> <li>3. Reduction in minimum size for subdivision</li> <li>4. Character impacts</li> <li>5. Infrastructure issues</li> </ol>  | <ol style="list-style-type: none"> <li>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</li> <li>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual</li> </ol> |

| Document No.                            | LEP/ DCP/ DM   | Issue  | Comment   |
|---|----------------|--|---|
|   |                |  | <p>occupancy development.</p> <p>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</p> <p>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</p>  |
| <p><b>D13477863 /<br/>D13477963</b></p> | <p>LEP DCP</p> | <p>Copacabana Community Association (Management Committee) is writing to strenuously object to certain proposed planning rules outlined in the Draft CCLEP/CCDCP. This is within the context of Copacabana being zoned R2 (unchanged) and refers to the changes that apply to regulations within that zoning category, which we believe are inappropriate for a small coastal village such as Copacabana. Issues raised:</p> <ol style="list-style-type: none"> <li>1. Provision for dual occupancy</li> <li>2. Changes to lot sizes for dual occupancy and private open space requirements in the former Gosford LGA</li> <li>3. Reduction in minimum size for subdivision</li> <li>4. Character impacts</li> <li>5. Infrastructure issues</li> </ol> | <ol style="list-style-type: none"> <li>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</li> <li>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</li> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former</li> </ol> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | <p>Gosford LGA as a consideration.</p> <p>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</p> <p>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</p>   |
| <b>D13477867</b> | LEP DM DCP   | <p>Do not agree with the following which will put added stress on our Coast environment and habitat</p> <ol style="list-style-type: none"> <li>1. Rezoning 120 lots from 7(a) which is equivalent to E2 to E3 or E4. This will allow significant subdivision in some rural areas;</li> <li>2. Allowing extensive/intensive agriculture in RU1 and RU2 zones in Wyong. This could allow increased run off from livestock into the drinking water supply;</li> <li>3. Reduction in minimum lot sizes from 550 sq. metres to 450 sq. metres (an increase of 1,147 lots);</li> <li>4. Reducing the minimum lot size in E4 land from 4 Ha. to 2 Ha.;</li> <li>5. Removing building height controls on R2 land in Wamberal, Terrigal, Avoca, Copacabana, Macmasters and Killcare. We need to be preserving our remaining open spaces and habitat as they are already at risk.</li> </ol> | <p>1/4. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>2. Agricultural uses are already permissible in these zones with consent and are subject to stringent controls in water catchment areas as required under the LEP and DCP.</p> <p>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>5. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</p> |
| <b>D13477870</b> | LEP DCP      | <ol style="list-style-type: none"> <li>1. Provision for dual occupancy</li> <li>2. Changes to lot sizes for dual occupancy and private open space requirements in the former Gosford LGA</li> <li>3. Reduction in minimum size for subdivision</li> <li>4. Character impacts - Copacabana</li> <li>5. Infrastructure issues - Copacabana</li> </ol>  | <p>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p>   |



| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              |   | <p>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</p> <p>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</p> <p>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</p> |
| <b>D13477876</b> | LEP          | Notes zone and land use table is not changing in B7 and shop top housing remains permissible. Council is proposing an amendment to the shop top housing clause that will reduce the % of total gross floor area permitted for shop top housing. This significant change should not occur under a consolidation LEP. | Shop top housing is proposed to remain permissible with consent in the B7 Business Park zone; however, amendment to the land use table is proposed following review of submissions. The final wording of draft Clause 7.14 will be prepared by Parliamentary Counsel. While the intent of the clause, to limit residential development, is outlined in the planning proposal the wording in the draft instrument does appear to change the percentage further than intended. As such the draft wording has been further refined to ensure the percentage is not changed from that intended. This draft instrument will be submitted with the final planning proposal to DPIE.   |
| <b>D13477884</b> | DM           | Objection to the rezoning to E2 of land at Patonga, would like to see the zone changed to R2  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13477886    | LEP DM       | Seeks that Council rectify an anomaly created by the 2013 Wyong Local Environmental Plan amendments when the Consolidation of the Gosford and Wyong Shire LEP is completed. The 2013 changes meant that the 2-hectare property (21,144sqm) could no longer be subdivided to 1ha, whilst every other neighbouring property in the entire Tumbi Umbi area is 1ha or in many cases substantially smaller. | There are no provisions under the Draft CCLEP that permit subdivision of land below the 2Ha minimum lot size in the E4 Environmental Living zone. This provision cannot be incorporated in a Standard Instrument LEP and further consideration of a mechanism to fund the acquisition and maintenance of conservation lands will be considered in later stages of the Comprehensive LEP process.   |
| D13477898    | DCP          | Requesting flood maps and climate change maps  | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| D13477908    | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477908    | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477908    | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13477908    | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477908    | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477908    | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477908    | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477917    | LEP          | Regarding the permissibility of small-scale water bottling facilities in the RU1 zone.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13477951    | LEP DCP      | In the new Development Control Plan please take into consideration the unique features of the Bouddi Peninsular. Being surrounded by National Park we | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and  |

| Document No.                 | LEP/ DCP/ DM | Issue  | Comment  |
|------------------------------|--------------|--|--|
|                              |              | feel it is important to let the natural landscape dominate the area. This will require particular standards to be set and adhered to with regard to buildings so as not to spoil the area for future generations.  | Comprehensive LEP/DCP. Current character considerations have been retained.  |
| <b>D13478018</b>             | DM           | Objection to proposed zoning at Mooney Mooney Creek to E2 - prefer R2 or E4.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13478039</b>             | LEP DCP      | Object the enforcement of the new rules to our area and request the Central Coast Council vote to exempt Copacabana from the proposed new plans and regulations. Vegetation removal, infrastructure and general development concerns.  | Any additional potential development will be limited by DCP controls that increase lot size requirements based on site slope the both land subdivision or dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&A Act. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration   |
| <b>D13478047</b>             | DM           | 7a land going to the E3 zone should be going to E2.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13478097 / D13478949</b> | LEP DCP      | Forwarding the Copacabana Community Association's submission to the Draft LEP. Support the objections and arguments within the submission. And iterate the problems of infrastructure that we in Copa already have, the bad roads and lack of good public transport and lack of parking. Copacabana Community Association (Management Committee) is writing to strenuously object to certain proposed planning rules outlined in the Draft CCLEP/CCDCP. This is within the context of Copacabana being zoned R2 (unchanged) and refers to the changes that apply | <ol style="list-style-type: none"> <li>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</li> <li>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The</li> </ol> |

| Document No.                            | LEP/ DCP/ DM | Issue   | Comment  |
|---|--------------|---|--|
|   |              | <p>to regulations within that zoning category- inappropriate for a small coastal village such as Copacabana. Believe the outcomes of the proposed planning rules have great potential to be detrimental to the character and amenity of our suburb, as well as creating unreasonable demands on the suburb's infrastructure, aspects of which are already inadequate.</p> <ol style="list-style-type: none"> <li>1. Provision for dual occupancy</li> <li>2. Changes to lot sizes for dual occupancy and private open space requirements in the former Gosford LGA</li> <li>3. Reduction in minimum size for subdivision</li> <li>4. Character impacts</li> <li>5. Infrastructure issues</li> </ol> | <p>proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</p> <ol style="list-style-type: none"> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</li> <li>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</li> <li>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</li> </ol> |
| <b>D13478090 / D13503587</b>            | LEP DCP      | Need to protect natural and scenic values of the Bouddi Peninsula. Reiterate previous submissions and endorse the excellent submissions we have seen from the Wagstaffe to Killcare Community Association, the Killcare Wagstaffe Trust.  | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.  |
| <b>D13478099 / D13478694/ D13494199</b> | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13478126</b>                        | DM           | Rezoning of Glen Road Niagara Park - should be E3 not a mix of E2 E3 E4 - Does not have an issue with own property zoning proposal but wants consolidation of zoning in the area  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13478129    | DM           | Niagara Park land - has been proposed to be zoned E2, requesting council reconsiders this zoning to E3 | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13478141    | LEP          | Requesting removal of lot amalgamation provisions  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13478141    | LEP          | Requesting removal of lot amalgamation provisions  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13478141    | LEP          | Requesting removal of lot amalgamation provisions  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13478147    | LEP          | Tumbi Umbi - requesting to vary the minimum lot size criteria for E4 zoning.                           | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |

| Document No.                            | LEP/ DCP/ DM | Issue  | Comment  |
|---|--------------|--|--|
| D13478615                               | LEP DCP      | Retain COSS system and general planning issues such as drainage programs and internal Council operations.  | No specific objection to the LEP or DCP provided.  |
| D13478635 /<br>D13480371 /<br>D13480371 | DM           | Objection to the rezoning at Avoca Beach to E3 - suggests E4   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13478673                               | LEP          | Crangan Bay- Rezoned from 7(b) to E3 under WLEP 2013 and request RU1 zone.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13478994                               | DM           | Considers the E2 zone inadequate. Request E5 or E1   | An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review.        |
| D13478997                               | DCP          | Concern regarding changes to flood level mapping for worst case scenario and clauses to take back land. This is an unfair change to all affected residents and affects our land values, house values and insurance costs.                                      | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.   |
| D13478999                               | LEP DCP      | Regarding Copacabana. Object to the alteration of dual occupancy blocks. Our roads need attending, walking paths [not enough of], public transport, and the big one Winney Bay. We pay a very high dollar value in our rates, with little return for our area. | Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.                                       |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              |   | Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.   |
| <b>D13479007</b> | LEP DCP      | <p>Forwarding the Copacabana Community Association's submission to the Draft LEP. Fully support the objections and arguments within the submission. Copacabana Community Association (Management Committee) is writing to strenuously object to certain proposed planning rules outlined in the Draft CCLEP/CCDCP. This is within the context of Copacabana being zoned R2 (unchanged) and refers to the changes that apply to regulations within that zoning category, which we believe are inappropriate for a small coastal village such as Copacabana</p> <ol style="list-style-type: none"> <li>1. Provision for dual occupancy</li> <li>2. Changes to lot sizes for dual occupancy and private open space requirements in the former Gosford LGA</li> <li>3. Reduction in minimum size for subdivision</li> <li>4. Character impacts</li> <li>5. Infrastructure issues</li> </ol> | <ol style="list-style-type: none"> <li>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</li> <li>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</li> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</li> <li>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</li> <li>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</li> </ol> |
| <b>D13479023</b> | DM           | Zoning in Killcare Heights. Pleas Council is preserving the land and minimising subdivisions by your E3 zoning. The Bouddi Peninsular and Killcare Heights is a treasured part of the central coast also attracting large amounts of visitors wanting to share  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will  |



| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | in the beautiful and precious indigenous forests, local native flora and fauna and the peace and quiet to hear those many birds against the backdrop of tranquil Hardys Bay. The E3 zoning will help preserve this unique beauty of the sensitive Bouddi peninsula. | be further consulted prior to any land use zoning change being made to their land. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.   |
| <b>D13479044</b> | LEP          | No issues to raise with the consolidated Draft Central Coast Local Environment Plan and Draft Development Control Plan.   | Noted.   |
| <b>D13479061</b> | DCP          | Flood mapping and controls  | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.   |
| <b>D13479068</b> | DCP          | Issues with Ch 3.1 Flood Plain Management   | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| <b>D13479077</b> | AV           | A home ground for Avoca FC would make an enormous difference for the whole community and also free up Erina High School oval for others   | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site. |
| <b>D13479099</b> | DM           | Objection in regard to land at Green Point and the rezoning to E2. Prefer E3  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13479111</b> | DCP          | Request Flood Maps Climate Change Maps  | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| <b>D13479119</b> | LEP DM DCP   | <p>The consolidation changes to the planning instruments appear regressive and in many instances the process takes the much lesser controls that applied in the former Wyong Shire Council and apply them to Gosford. This is not a positive outcome for the amalgamation process. Particular concern;</p> <p>1. <b>MINIMUM LOT SIZES</b> It is totally unacceptable to adopt the minimum lot size of 450 square metres in R2 zones instead of retaining the former Gosford minimum of 550 sq. m. This should be reversed. Why is the larger lot option not applied to Wyong area to improve the environmental impact of intense housing development there?</p> <p>2. <b>LACK OF ADEQUATE PROTECTION FOR COSS LANDS BY THE ADOPTION OF E2 ZONING.</b> Special zoning of E5 must be pursued. If it cannot be achieved, then consolidation into National Parks zoning E1 should be sought to ensure maximum protection from any development.</p> <p>3. <b>LAND CURRENTLY ZONED 7(a) REZONED TO E2.</b> This is positive but proposed minor adjustments to some currently zoned lands to E3 and E4 zonings should NOT be made. All currently zoned 7a lands should be transferred to E2 zoning to maintain maximum conservation value and protection for now and the future.</p> <p>4. <b>DUAL OCCUPANCY</b> To allow dual occupancy on R2 zoned lands is particularly concerning, particularly given the minimum lot sizes being considered. Dual occupancy is already reducing the amenity of residents and our neighbourhoods and impacting essential tree cover.</p> <p>5. <b>REMOVAL OF BUILDING HEIGHT RESTRICTIONS ON R2 LAND, ESPECIALLY IN AREAS WHERE VIEWS ARE CONSIDERED IMPORTANT.</b> R2 zoned blocks should retain current development standards and not be reduced to guidelines only. There is enough variation</p> | <p>1. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>2. An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review.</p> <p>3. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>4. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</p> <p>5. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | being allowed already instead of adhering to Development Control Plans. Variations lead to precedent and the continued flouting of guidelines which are there to protect other resident's amenity and the appearance of our suburbs. Many concerns I have are associated with the amenity and tree loss that will occur as a result of the increased development that will accompany reduced lot sizes, increased dual occupancy and some of the proposed rezoning, leaving no space for essential tree cover, an increase in hard surfaces, increasing run off and increased heat bowl effects. There will be increased pressure on land usage in the old Gosford area which is not positive, given the need to mitigate the impacts of an increased population to our area which is being pursued by the State Government policies. Our environment cannot be sacrificed to the economy. They must have equal priority. Some of the proposals to consolidate Planning instruments are flawed and should be rejected or reassessed. | supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.   |
| <b>D13479156</b> | LEP DCP      | Retention of Character considerations<br>COSS land - potential E5 zoning   | Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review. It should be noted that the character statements for the former Gosford LGA were developed prior to the introduction of State Environmental Planning Policy Exempt and Complying Development which in many areas are used to override any local controls. The character statements need to be updated to reflect the many changes in legislation that have occurred since their introduction to ensure they are as effective as possible.<br><br>An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review. |
| <b>D13479171</b> | LEP          | The maps in the draft LEP are illegible and therefore the impact of any proposed changes cannot be   | An extensive public consultation process was conducted in support of the Consolidated LEP/DCP  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | understood or commented on. The maps do not show addresses when the layers are placed over the properties making the zoning and other layers impossible to view and understand. To my knowledge there has been no direct communication with affected land owners regarding the proposed changes and impacts. Further consultation and engagement need to be undertaken to gain feedback from Central Coast Council residents to inform these DRAFT policies and the associated policies so that impacts are understood and then informed submissions can be made.   |  |
| <b>D13479228</b> | DCP          | <ol style="list-style-type: none"> <li>1/750m sq. requirement for bike parking for commercial and office premises - rate is too low</li> <li>2. Consistency with Council's draft Bike Plan</li> </ol>   | <ol style="list-style-type: none"> <li>1. This is the rate for short-term parking only. The rate for long-term is 1/200m sq. These land uses do not generally have a need for short-term parking as there is limited public interaction unlike retail etc.</li> <li>2. Any draft plan once adopted and appropriately funded would be considered where required in the development of Council's Comprehensive LEP/DCP.</li> </ol>   |
| <b>D13479252</b> | LEP DCP      | <p>Forwarding the Copacabana Community Associations' submission to the draft LEP. Support the objections and arguments contained in the submission. The infra structure e.g. road conditions do not support an increase in density. Believe that changes to the LEP will create more holiday rental properties which will further exasperate the traffic &amp; on street parking problems in the streets of Copacabana. In addition, the loss of the natural greening of the suburbs with additional clearing for future density building. Copacabana Community Association (Management Committee) is writing to strenuously object to certain proposed planning rules outlined in the Draft CCLEP/CCDCP. This is within the context of Copacabana being zoned R2 (unchanged) and refers to the changes that apply to regulations within that zoning category, which we believe are inappropriate for a small coastal village such as Copacabana.</p> <ol style="list-style-type: none"> <li>1. Provision for dual occupancy</li> <li>2. Changes to lot sizes for dual occupancy and</li> </ol> | <ol style="list-style-type: none"> <li>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</li> <li>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</li> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not</li> </ol> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | private open space requirements in the former Gosford LGA<br>3. Reduction in minimum size for subdivision<br>4. Character impacts<br>5. Infrastructure issues                   | change site specific controls and retains character statements of the former Gosford LGA as a consideration.<br>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.<br>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.  |
| <b>D13479302</b> | DM           | Objection in regard land at Terrigal and it to be rezoned E4 - requests residential through a planning proposal   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13479480</b> | LEP          | A number of properties have been donated to the Gosford City Council Protection of the Environment Trust. The Trust Committee has recommended rezoning of the properties to E2. | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |
| <b>D13479480</b> | LEP          | A number of properties have been donated to the Gosford City Council Protection of the Environment Trust. The Trust Committee has recommended rezoning of the properties to E2. | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |
| <b>D13479480</b> | LEP          | A number of properties have been donated to the Gosford City Council Protection of the Environment Trust. The Trust Committee has recommended rezoning of the properties to E2. | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |
| <b>D13479480</b> | LEP          | A number of properties have been donated to the Gosford City Council Protection of the Environment Trust. The Trust Committee has recommended rezoning of the properties to E2. | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |
| <b>D13479480</b> | LEP          | A number of properties have been donated to the Gosford City Council Protection of the Environment  | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |

| Document No.             | LEP/ DCP/ DM | Issue  | Comment   |
|--------------------------|--------------|--|---|
|                          |              | Trust. The Trust Committee has recommended rezoning of the properties to E2.   |   |
| D13479480                | LEP          | A number of properties have been donated to the Gosford City Council Protection of the Environment Trust. The Trust Committee has recommended rezoning of the properties to E2.  | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |
| D13479480                | LEP          | A number of properties have been donated to the Gosford City Council Protection of the Environment Trust. The Trust Committee has recommended rezoning of the properties to E2.  | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |
| D13479480                | LEP          | A number of properties have been donated to the Gosford City Council Protection of the Environment Trust. The Trust Committee has recommended rezoning of the properties to E2.  | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |
| D13480143                | DM           | Objection with regard to proposed E3 zone at Green Point.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| D13480208                | DM           | Objection- proposed E4 zone for land at Terrigal.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| D13480216 /<br>D13480336 | LEP DCP      | <ol style="list-style-type: none"> <li>1. Retention of small lot housing in the R2 Zone</li> <li>2. Permit Seniors Housing in E Zones</li> <li>3. Retain/Introduce Cl 20 of IDO 122 to permit boundary adjustments</li> <li>4. Adopt the minimum lot size provisions of the Low-Rise Medium Density Housing Code for dual occupancies</li> <li>5. Adopt the existing 0.9m rear setback provisions</li> </ol> | <ol style="list-style-type: none"> <li>1. The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) low density residential zone which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 land on the Central Coast. The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for</li> </ol> |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
|              |              | <p>for dual occupancies and not 4.5m as proposed.</p> <p>6. Addition of function centres to rural and E4 zones</p> <p>7. Chapter 2.4 - Boundary cut and fill requirements is too restrictive</p> <p>8. Chapter 3.1 - Request for associated flood mapping</p> | <p>variations to minimum lot size are proposed to be retained in the LEP for land within the R1 zone as the former Gosford LGA will retain a minimum lot size of 550m<sup>2</sup> in this zone. In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 zoned land in order to meet its dwelling targets. The draft Affordable Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include considering whether smaller lots in residential areas address housing affordability issues.</p> <p>2. The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The inclusion of seniors housing in the Environmental zones is not considered a consolidation matter and would require further studies and justification and is not considered appropriate across all environmental lands. Any such consideration on individual sites would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.</p> <p>3. Amendment 36 to WLEP 2013 and Amendment 38 to GLEP 2014 was published on 1 November 2019 and inserted a new clause to enable boundary adjustments for land zoned RU1 Primary Production, RU2 Rural Landscape, E2 Environment Conservation, E3 Environmental Management or E4 Environment Living where no additional lots or dwelling entitlements are created and the resultant lots achieve a superior outcome for either agricultural or environmental protection or management. This provision will be included in the final CCLEP when made. It is noted that there was text missing from draft Cl 4.2A in relation to minor boundary realignment - this was an error and will be reinstated.</p> <p>4. The Low-Rise Medium Density Housing Code allows for Councils to set minimum lot size for dual occupancy development under their LEPs. These lot sizes proposed are consistent with that currently outlined in the Wyong DCP 2013 and Gosford LEP 2014 and are considered appropriate for the Central Coast LGA.</p> <p>5. The existing 0.9m rear setback is from Wyong DCP 2013. The submission does not mention the 3m setback of Gosford DCP 2013 nor that the rear dwelling in dual occupancy developments are limited to single storey in the R2 zone under Wyong LEP 2013. The 4.5m setback is consistent with the proposed rear setback for multi-dwelling housing providing a similar impact to what would be expected in an R1 zone and considers that under the existing</p> |

| Document No.                    | LEP/ DCP/ DM | Issue                                  | Comment  |
|---------------------------------|--------------|--|--|
|                                 |              |  | <p>provisions of Chapter 2.1 Dwelling Houses and Secondary Dwellings the following rear setback provisions apply: for single storey development - 0.9 m for a maximum width 50% of the length of the rear boundary, for any other part of the building with a height of up to 4.5m - 3m and for any part of the building with a height greater than 4.5m – 6m.</p> <p>6. The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The inclusion of additional tourism and business uses in Rural and Environmental zones is not considered a consolidation matter and would require further studies and justification and is not likely appropriate in all areas. Any such consideration on individual sites would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. further consideration of tourism uses in rural areas will be included in the Rural Lands Study which will inform the comprehensive LEP</p> <p>7. Limitations on boundary cut and fill requirements are considered appropriate and any variation to the controls will require consideration of the relevant objectives.</p> <p>8. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls</p> |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E4 | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.</p>   |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E4 | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will</p>  |



| Document No.                    | LEP/ DCP/ DM | Issue                                  | Comment   |
|---------------------------------|--------------|--|---|
|                                 |              |  | be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E4 | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E4 | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E3 | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a  |

| Document No.                    | LEP/ DCP/ DM | Issue   | Comment   |
|---------------------------------|--------------|---|---|
|                                 |              |   | separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E3. Also requesting APU | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E3. Also requesting APU | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E3. Also requesting APU | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E3. Also requesting APU | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land   |

| Document No.                    | LEP/ DCP/ DM | Issue   | Comment   |
|---------------------------------|--------------|---|---|
|                                 |              |   | within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E3                                | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13480344/<br/>D13540068</b> | DM           | Requesting E4 and is proposed to be E3                                | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13480364</b>                | LEP          | Request to change the zone of their property to E4 - Glenning Valley. | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |

| Document No.             | LEP/ DCP/ DM | Issue   | Comment  |
|--------------------------|--------------|---|--|
| D13480383                | DM           | Zone any land in proximity to Rumbalara and Katandra Reserves as E2 not E3 until such time as a comprehensive review can be carried out.  | A review of the 7a zoned land going to zones other than E2 has been undertaken and changes to the proposed zoning of some land will be recommended to Council.   |
| D13480414                | DM           | Supports E4 zone but raises issues re caravan parks in the area   | Support for the E4 zoning noted. The issue of an existing caravan park in the area is not a consideration of this project  |
| D13480417 /<br>D13482479 | LEP          | Additional permitted use in B5 Business Development - West Gosford sites  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| D13482483                | LEP DCP      | <p>1. Request Council to review &gt; *Re introduction/ review of the Key sites - we need to promote employment opportunities whenever possible, not lose major opportunities.</p> <p>2. Review of the removal of bonus provisions for subdivision of rural residential lots to allow min subdivision to 1 HA as previously - we need a diversity of housing, including a balance of executive CEO residences to attract relocation of business enterprises to the Coast, and executive housing is a key consideration in a CEO decision in relocation or establishment of a business.</p> <p>3. Deferment of the DCP until sea level rise mapping is available and or outcome of the OPTIONAL, by legislation, Climate Change Policy.</p> | <p>1. Council considered the issue of Key Sites 8/10/18 through the consideration of the following "That Council extend the provisions of the Key Iconic Sites in Wyong Local Environment Plan 2013 as part of the consolidated and comprehensive Local Environment Plan process". Council Resolved not to extend the key site provisions.</p> <p>2. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It is advisable that landowners that have lodged submissions indicating they would like to investigate additional subdivision potential should do so at this time. With regard to other lands - There are no provisions under the Draft CCLEP that permit subdivision of land below the 2Ha minimum lot size in the E4 Environmental Living zone. This provision cannot be incorporated in a Standard Instrument LEP and further consideration of a mechanism to fund the acquisition and maintenance of conservation lands will be considered in later stages of the Comprehensive LEP process.</p> <p>3. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.</p> |
| D13482491                | DM           | Objection in regard to 42 Joan Street Forresters Beach to be zoned E4 - prefer residential  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13482505</b> | AV           | Believe that the LEP and DCP should be prime instruments for guiding and protecting future development, to protect and enhance the qualities of Avoca Beach and the wider Central Coast community. In particular in the creation of this LEP Council should take the opportunity to improve Avoca Beach's scarce community recreational facilities by further exploring the possibilities open to it regarding Lots 301 Avoca Drive and 317 Avoca Drive Avoca Beach. | Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct, is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13482515</b> | DM           | Objection to land at Lisarow to be zoned E2. Currently 7c2 - prefer E3 or something more like 7C2  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13482524</b> | DM           | Request E1 and E5 and several proposed E3 lots in the area to be E2  | An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review.<br><br>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13482528</b> | DM           | Concern about the absence of a Public Conservation zone in the proposed consolidated LEP. Such a zone is needed to provide the COSS lands, as well as other appropriate public land, long-term protection of their environmental and aesthetic values.  | An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review.  |
| <b>D13482536</b> | DCP          | The Bouddi Peninsula is made up of a group of small suburbs surrounded by the Bouddi National Park. It has a village like quality with a low impact on the surrounding environment. There has recently been a huge increase in visitors to the area, largely attracted by these very qualities. It is important to retain this feeling and also to protect the environment (perhaps like Pearl Beach) with special recognition. | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.  |
| <b>D13482552</b> | LEP DCP      | Object to proposed planning rules outlined on these Drafts<br>These changes are inappropriate for a small coastal village as Copacabana. We object to:<br>Changes to dual occupancy R2<br>Reduced sizes of lots sizes for dual occupancy<br>Reduced private open Space for dual occupancy<br>Minimum lot size for subdivision reduced   | <ol style="list-style-type: none"> <li>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</li> <li>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</li> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited</li> </ol> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              |  | <p>by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</p> <p>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</p>   |
| <b>D13482558</b> | LEP          | Support for the inclusion of Clause 7.22 in the draft & final versions of the 2018 CCLEP to allow development for the purposes of dwellings, home occupations or bed and breakfast accommodation on land zoned E2 Environmental Conservation in the former Gosford LGA | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p>   |
| <b>D13482573</b> | LEP DM DCP   | <p>Objections:</p> <ol style="list-style-type: none"> <li>1. Character,</li> <li>2. Minimum lot size changes,</li> <li>3. COSS/E5,</li> <li>4. 7a going to E3 or E4 not E2,</li> <li>5. Zoning of Cochrane Lagoon</li> </ol>   | <ol style="list-style-type: none"> <li>1. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</li> <li>2. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</li> <li>3. An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP</li> </ol> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              |  | <p>Review.</p> <p>4. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>5. Cockrone Lagoon differs to other coastal lagoons as it is a registered parcel owned by Council. The land was dedicated to Council for the purpose of 'public garden and recreation space' and is also identified as being within the Coastal Open Space System (COSS). Part of the lagoon is identified as a Coastal wetland and the entire lagoon is within the Coastal Environmental Area under SEPP Coastal Management 2018. Given the environmental significance and constraints of the lagoon the E2 Environmental Conservation zone is the most appropriate zone for this land.</p> |
| <b>D13482578</b> | DCP          | The WTKCA proposes that a separate chapter be developed for the Wagstaffe, Pretty Beach, Hardy's Bay, Killcare and Killcare Heights suburbs, i.e. making up the Bouddi Peninsula.  | The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.   |
| <b>D13482588</b> | DCP          | <ol style="list-style-type: none"> <li>1. Support changes to dwelling house and FSR requirements in the R2 zone.</li> <li>2. Suggests 4.5m front setback for dwellings as opposed to the current average setback requirement</li> <li>3. Notes an error in side setback for ground level parking</li> <li>4. Requests deferral of Floodplain Management Chapter until mapping is available.</li> </ol> | <ol style="list-style-type: none"> <li>1. In response to public submissions the height of building map currently applying to the R2 zone under Gosford LEP 2014 is to be retained. This will be supported by DCP controls that limit the overall height of dwelling houses in the R2 zone to generally two storeys across the Central Coast.</li> <li>2. The average front setback requirement described in this submission is currently in force under Wyong DCP 2013 and Gosford DCP 2013. Any alteration to this would not reflect consolidation. Council will be reviewing the effectiveness of controls as part of the Local Housing Strategy and related projects within the Comprehensive LEP/DCP.</li> <li>3. Agreed - The current Wyong DCP and Gosford DCP requires a 500mm driveway side setback. Under Gosford DCP this is increased to 1m if the lot is greater than 18m wide. As most dual occupancies are located on lots less than 18m wide it is considered that the control should be amended to be consistent with the control shown in the diagram.</li> <li>4. The Consolidated Floodplain Management Chapter of the DCP has been</li> </ol>                       |



| Document No.            | LEP/ DCP/ DM | Issue   | Comment   |
|-------------------------|--------------|---|---|
|                         |              |   | deferred until consistent and complete floodplain mapping for the LGA is available.   |
| D13482620               | DM           | Land at Kincumber - currently zoned 7a Conservation. Permissible land uses are very restricted in the zone. The proposed zoning (E2) is even more restrictive and makes dwelling-houses a prohibited use. Whilst existing use rights will become effective we fail to understand the need for a 'down-zoning' of our property, it would seem more appropriate to extend the E3 zoning being proposed for properties even if a split zoning was applied to the substantially undeveloped portion of the affected properties.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| D13482624               | LEP          | With regard to land at Mount White - looking to confirm existing uses   | This submission relates to issues that fall outside of the consolidation process and is not a matter that can be considered as part of this proposal.   |
| D13482775/D<br>13485144 | DM           | Request land at Empire Bay be inserted in Schedule 1 (APU) of the CCLEP with "tourist and visitor accommodation", "restaurants" (as refreshment rooms are not defined in the Standard Template) and "service stations" as additional permitted uses on the subject property on the basis that:-<br>(i) the property can be fully serviced with a range of public utilities including future sewerage connection;<br>(ii) the property was specifically identified in the Interim Development Order No. 122 as being suitable for additional uses;<br>(iii) the preliminary Draft Gosford LEP 2009 (published in May 2008) identified the property in Schedule 1 and listed the above additional uses as being permitted; and<br>(iv) the additional uses (consisting of tourist and visitor accommodation or refreshment rooms) were previously identified in Gosford City Council's Draft Gosford Development Control Plan 2009 – Part 5: Location Specific Development Controls Chapter 5.1.3 – Bensville under Clause 5.1.3(e) (i) | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| D13483429               | DM           | Objection to all Glen Road lots in former Gosford LGA being proposed to be zoned E2, prefer E3  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              |  | Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13483437</b> | DCP          | The Draft DCP, as presented denies property owners sufficient information to make an informed judgement on a matter that is very important and I say this for the following reasons; <ul style="list-style-type: none"> <li>• The DCP is dependent on the Climate Change Policy which does not exist and is still in public discussion, via the Workshops.</li> <li>• No one in a H2 Zone and, in their right mind, will display a 600mm x 600mm flood hazard sign on their front fence, nor should they be asked to do so.</li> <li>• Without accurate mapping the people affected by categories H1-H6 are not aware which category they live in, whether their land is sterilised meaning they cannot measure how they will be impacted and financially harmed.</li> </ul> | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| <b>D13483455</b> | LEP          | Request to remove the E3 portion of the Land Acquisition Map for land at Wyong.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13483461</b> | DCP          | Object the Development control plan in its current form. 'Planned retreat' component should be removed and in its place an infrastructure improvement component as part of an 'adaption approach'. The draft policy is invalid as Council has not provided enough information such as mapping to show the properties affected by the sea level rise Council is adopting and the actual levels for the residents of the Central Coast to make an informed decision.   | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13483466    | DCP          | The proposed "retreat" plan and the ridiculous sea level projections for the central coast need to be reassessed or removed entirely from the draft development control plans. These changes will adversely affect property owners in vast areas of the central coast. Selling the map details to insurance companies is disgusting and will make insuring properties completely unaffordable for most people. The current council was not elected on this radical platform. When so much of the coast has inadequate drainage and poor infrastructure, council would be better off addressing these problems rather than pursuing ridiculous "green/ left wing" agendas. | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| D13483471    | DM           | All land zoned 7a should be zoned E2 as should all land adjacent to National Parks.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13483484    | DM           | Object to any downgrading of the protection of environmental values on land zoned for environmental conservation. Those lands are currently zoned 7(a) Conservation and Scenic Protection (Conservation) and Coastal Open Space System (COSS) land.   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| D13483489    | DCP          | This proposal includes managed retreat. There are no details on how this will impact affected ratepayers and how they will be compensated if council determines that there must be a retreat from their property. A policy of sea level rise defence (seawalls etc - think of Holland) would be better than property demolition. Strongly objects to the DCP and LEP as it stands.  | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13483498    | DCP          | Object to the draft document of the DCP and LEP plan. This will affect property and insurance and there are no details for compensation on property that has to be abandoned.  | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| D13484132    | LEP DM DCP   | <p>1. Adopting fewer categories inevitably mean that there will be some unintended consequences from adopting a single approach. Can transitional provisions be applied to allow for appeals by landowners who may not have been aware of the current consolidation process and where there have been unintended consequences?</p> <p>2. Cleared land has been adopted as a key indicator for the adoption of E3 rather than E2 zoning. Categorisation based on previous or recent clearing too simplistic - many areas of national park on the coast previously cleared but now of high conservation value. A great deal of questionable clearing has also taken place over the last few years under '10/50' provisions. A transitional strategy should be applied to allow consideration in detail of land which is categorised as E3 to avoid further, unintended loss of valuable green 'edges'. Intensive agriculture was not previously allowed in Wyong due to the nature of the local water catchment.</p> <p>3. Adoption of the Gosford land classification allowing intensive agriculture may have consequences for the catchment which and this warrants more careful consideration of broad application of this classification category.</p> <p>4. Support bringing dual occupancy into council control but suggest that setbacks should be increased wherever this development takes place to preserve space for larger trees so that the essential character of local areas and existing 'green corridors' is not lost.</p> <p>5. - 3.5 Tree and Vegetation Management currently</p> | <p>1/2 In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>3. Agricultural uses are already permissible with consent and are subject to stringent controls in water catchment areas as required under the LEP and DCP.</p> <p>4. An increase in setback requirement may not necessarily improve outcomes for dual occupancy developments. Assessment of development applications against all controls including site coverage, open space areas, slope considerations and access requirements will be undertaken.</p> <p>5. A consolidated version of Council's Tree Management DCP has been undertaken as a separate project.</p> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | reads: In relation to 3.1 a ii and 3.1 a iii above, Council "will be satisfied" where recorded evidence from a Trade (AQF3) or Consulting (AQF5) Arborist, identifying the tree species and condition, is retained by the landowner for a period of six (6) months after removal, to be made available to Council on request (i.e. photographs and written expert advice). This should be restricted to reports by an AQF5 Arborist, in accordance with industry standards and the requirements of other local Councils. Trade arborists lack appropriate expertise in the identification of species and, in many cases, are not adequately qualified to accurately identify tree species or condition. If this is not supported, the requirement should be that evidence is provided to Council in advance of any tree removal, not just 'retained for six months' and that Council has sufficient staff with AQF5 level qualifications to adequately assess this evidence when it is presented. |   |
| <b>D13484194</b> | LEP          | Tumbi Umbi - The existing zone is E4, Environmental Living, with a minimum lot size of 20,000m <sup>2</sup> . Request the minimum lot size be reduced, particularly on the basis that there are properties adjacent to the property along Tumbi Road that are approximately half an acre in size and only 2000m <sup>2</sup> in size. This should also make it easier to subdivide in the future. No objection to surrounding lots being rezoned.   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13484216</b> | LEP DM       | <ol style="list-style-type: none"> <li>1. All 7a zoned land should be zoned E2.</li> <li>2. Land currently subject to common ownership provisions under IDO No.122 will now potentially be able to have a dwelling house constructed on each lot without the current requirement for a supporting environmental impact statement.</li> <li>3. Minimum lot size R2 zone should be maintained at 550msq.</li> </ol>   | <ol style="list-style-type: none"> <li>1/2. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</li> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional</li> </ol> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              |   | development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.  |
| <b>D13484255</b> | LEP DCP      | <ol style="list-style-type: none"> <li>1.Retention of small lot housing in the R2 Zone</li> <li>2. Permit Seniors Housing in E Zones</li> <li>3. Retain/Introduce Cl 20 of IDO 122 to permit boundary adjustments</li> <li>4. Adopt the minimum lot size provisions of the Low-Rise Medium Density Housing Code for dual occupancies</li> <li>5. Adopt the existing 0.9m rear setback provisions for dual occupancies and not 4.5m as proposed.</li> <li>6. Addition of function centres to rural and E4 zones</li> <li>7. Chapter 2.4 - Boundary cut and fill requirements is too restrictive</li> <li>8. Chapter 3.1 - Request for associated flood mapping</li> <li>9. Place of public worship - permit in E4 zones where land is currently zoned 7c2</li> </ol> | <p>1. The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) low density residential zone which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 land on the Central Coast. The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for variations to minimum lot size are proposed to be retained in the LEP for land within the R1 zone as the former Gosford LGA will retain a minimum lot size of 550m<sup>2</sup> in this zone. In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 zoned land in order to meet its dwelling targets. The draft Affordable Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include considering whether smaller lots in residential areas address housing affordability issues.</p> <p>2. The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The inclusion of seniors housing in the Environmental zones is not considered a consolidation matter and would require further studies and justification and is not considered appropriate across all environmental lands. Any such consideration on individual sites would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.</p> <p>3. Amendment 36 to WLEP 2013 and Amendment 38 to GLEP 2014 was published on 1 November 2019 and inserted a new clause to enable boundary adjustments for land zoned RU1 Primary Production, RU2 Rural Landscape, E2 Environment Conservation, E3 Environmental Management or E4 Environment Living where no additional lots or dwelling entitlements are created and the resultant lots achieve a superior outcome for either agricultural or</p> |

| Document No. | LEP/ DCP/ DM | Issue | Comment  |
|--------------|--------------|-------|--|
|              |              |       | <p>environmental protection or management. This provision will be included in the final CCLEP when made. It is noted that there was text missing from draft Cl 4.2A in relation to minor boundary realignment - this was an error and will be reinstated.</p> <p>4. The Low-Rise Medium Density Housing Code allows for Councils to set minimum lot size for dual occupancy development under their LEPs. These lot sizes proposed are consistent with that currently outlined in the Wyong DCP 2013 and Gosford LEP 2014 and are considered appropriate for the Central Coast LGA.</p> <p>5. The existing 0.9m rear setback is from Wyong DCP 2013. The submission does not mention the 3m setback of Gosford DCP 2013 nor that the rear dwelling in dual occupancy developments are limited to single storey in the R2 zone under Wyong LEP 2013. The 4.5m setback is consistent with the proposed rear setback for multi-dwelling housing providing a similar impact to what would be expected in an R1 zone and considers that under the existing provisions of Chapter 2.1 Dwelling Houses and Secondary Dwellings the following rear setback provisions apply: for single storey development - 0.9 m for a maximum width 50% of the length of the rear boundary, for any other part of the building with a height of up to 4.5m - 3m and for any part of the building with a height greater than 4.5m – 6m.</p> <p>6. The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The inclusion of additional tourism and business uses in Rural and Environmental zones is not considered a consolidation matter and would require further studies and justification and is not likely appropriate in all areas. Any such consideration on individual sites would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. further consideration of tourism uses in rural areas will be included in the Rural Lands Study which will inform the comprehensive LEP</p> <p>7. Limitations on boundary cut and fill requirements are considered appropriate and any variation to the controls will require consideration of the relevant objectives.</p> <p>8. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls</p> <p>9. In response to public submissions and consultation with Council a decision</p> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. As such the land uses currently permitted within these zones will remain unchanged. Landowners will be further consulted prior to any land use zoning change being made to their land.   |
| <b>D13484284</b> | DM           | Refers to land at Bar Point - proposed E2 zone. The subject site is included in the area identified as "Former Gosford City Local Government Area" on the Dwelling Opportunity Map and appears to have a dwelling entitlement under the provisions of the Gosford LEP 2013. Therefore, it appears that under the provisions of Clause 7.22 a dwelling will continue to be permissible on the land with consent. If this is the case, then no objection is raised to the draft LEP.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13484290</b> | LEP DCP      | This is an interim submission on behalf of the Community Environment Network. Due to the simultaneous exhibition of the Council's Draft Climate Change Policy and the Draft LEP, CEN has had difficulty in preparing submissions to both exhibitions. The overlapping exhibitions raises particularly complex issues because the draft LEP refers to flood risk management issues and coastal management issues, which are also affected by Council's draft Climate Change Policy. CEN has difficulty in providing comment on the draft LEP because of the lack of comprehensive up-to-date maps relating to these issues. CEN will endeavour to provide a submission on those documents that are available in the next week. | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |
| <b>D13484300</b> | LEP          | Forwarding the Copacabana Community Association submission to the Draft LEP - fully support the objections and arguments within the submission - request exemption from changes to R2 zone provisions including dual occupancies and MLS changes  | 1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site   |



| Document No.                    | LEP/ DCP/ DM | Issue                          | Comment   |
|---------------------------------|--------------|--------------------------------|---|
|                                 |              |                                | <p>slope and lot size which will limit the impact on coastal communities.</p> <p>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</p> <p>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</p> <p>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</p> <p>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</p> |
| <b>D13484353/D<br/>13484655</b> | DM           | E3 - wants E4 or change to MLS | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13484353/D<br/>13484655</b> | DM           | E3 - wants E4 or change to MLS | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their   |

| Document No.                    | LEP/ DCP/ DM | Issue                          | Comment  |
|---------------------------------|--------------|--------------------------------|--|
|                                 |              |                                | land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13484353/D<br/>13484655</b> | DM           | E3 - wants E4 or change to MLS | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13484353/D<br/>13484655</b> | DM           | E3 - wants E4 or change to MLS | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13484353/D<br/>13484655</b> | DM           | E3 - wants E4 or change to MLS | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13484353/D<br/>13484655</b> | DM           | E3 - wants E4 or change to MLS | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13484353/D<br/>13484655</b> | DM           | E3 - wants E4 or change to MLS | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |

| Document No.                    | LEP/ DCP/ DM | Issue   | Comment   |
|---------------------------------|--------------|---|---|
|                                 |              |   | (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13484353/D<br/>13484655</b> | DM           | E3 - wants E4 or change to MLS  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13484366</b>                | LEP DCP      | <p>1. A dedicated Bouddi (Wagstaffe, Pretty Beach, Hardys Bay, Killcare, Killcare Heights) chapter emphasising the dominance of the landscape over built structures, similar to current DCP 2013 Ch. 5.10 Pearl Beach Residential Development. The proposed Bouddi chapter to be developed in consultation with the community.</p> <p>2. COSS lands to be preserved and protected as either a dedicated Environmental zone e.g. E5, or preferably as a subset of E1 (National Parks). Proposed E2 zoning is unacceptable due to future uncertainty - Promotes E5 or E1.</p> | <p>1. The LEP/DCP Consolidation process does not introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</p> <p>2. An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review. 3. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> |
| <b>D13484385</b>                | DCP          | <p>1.Ch 2.1 - Using average setback control.</p> <p>2. 2.2 - There appears to be an error or a discrepancy in part 2.2.8.2.2 – Ground Level Parking. The control for the side setback of the driveway from the road to the front boundary is 2m &amp; gives an allowance to reduce this side setback to 1m at the building line.</p>  | <p>1. The average front setback requirement described in this submission is currently in force under Wyong DCP 2013 and Gosford DCP 2013. Any alteration to this would not reflect consolidation. Council will be reviewing the effectiveness of controls as part of the Local Housing Strategy and the Comprehensive LEP/DCP</p> <p>2. Agreed - The current Wyong DCP and Gosford DCP requires a 500mm</p>   |

| Document No.                 | LEP/ DCP/ DM | Issue  | Comment  |
|------------------------------|--------------|--|--|
|                              |              | <p>But the associated diagram (figure 1) shows the 2m setback to the front boundary &amp; the reduced setback at the building line of 0.5m.</p> <p>3a. 2.9 - Clause 2.9.2.1 Floor Space Ratio - FSR restriction to 0.8:1 may inadvertently prevent the design of efficient multi-storey industrial developments within industrial areas. Parking, access &amp; landscaping controls already provide defacto controls on single storey developments, and the inclusion of an FSR control is considered unnecessary.</p> <p>3b Clause 2.9.2.4 Design &amp; Appearance: There is some concern that many of the requirements under this clause are opinion-based merit assessments, and open to interpretation on both sides, providing in inconsistent results.</p> <p>3c Clause 2.9.2.16 Site Signs: states that; (g) No signage shall present to the freeway or State roads. If taken literally this will restrict all signage facing major road networks such as the Pacific Highway. Central Coast Council Draft Consolidated LEP &amp; DCP Review P: 2 of 2 Controls for signage on 'State Roads' should be directed to compliance with 'clause 8 and Schedule 1 of SEPP64', rather than a blanket ban. 3d Clause 2.9.2.23 Disabled Access: Whilst disabled access should be encouraged, mandated access that is compliant with all aspects of AS1428 should be mitigated with a process whereby an exemption is available in relation to certain aspects of a development, e.g. where safety issues override access requirements.</p> <p>4. Floodplain Management DCP</p> | <p>driveway side setback. Under Gosford DCP this is increased to 1m if the lot is greater than 18m wide. As most dual occupancies are located on lots less than 18m wide it is considered that the control should be amended to be consistent with the control shown in the diagram</p> <p>3a. DCP guidance (as opposed to an LEP restriction) to ensure industrial development is of an acceptable bulk and scale. Previous site coverage restrictions on some land has been removed as this is controlled by other requirements.</p> <p>3b. It is considered that these controls are necessary to ensure that industrial development is of a reasonable standard</p> <p>3c. Agreed that this should be removed. Signage fronting State Roads will require the concurrence of the RMS</p> <p>3d. Where it is considered that issues such as safety would override access requirements variations to the DCP guidance is to be sought.</p> <p>4. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls</p> |
| <b>D13484398 / D13484423</b> | LEP DCP      | <p>1. Recommend the provisions of Cl 4.1B of Wyong LEP 2013, as they relate to small lot housing on land zoned R2 Low Density Residential, be carried over to land zoned R2 under the CCLEP 2018. Raise concern that the wording around Strategy 12 within the Draft A&amp;AHS is unclear, as it states that "Council will seek</p>  | <p>The draft Affordable and Alternative Housing Strategy has been a consideration in the preparation of the draft CCLEP</p> <p>1. The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) low density residential zone which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by</p>   |

| Document No. | LEP/ DCP/ DM | Issue   | Comment   |
|--------------|--------------|---|---|
|              |              | <p>to maintain provisions that previously applied under the Wyong LEP 2013 ... in R1 zones". The reference to R1 zones appears to be at odds of the current position which applies to R2 zoned land. Draft LEP Clause 4.1E appears to emulate the provisions of the former Wyong LEP Cl. 4.1B but is now intended for R1 zoned land (not R2 as is currently the case.) If this is the intended case (apply to R1 under CCLEP 2018), then it would appear to be an unnecessary clause for a number of reasons, including: *Land zoned R1 does not have a minimum lot size prescribed under the Draft LEP, or covered with lot size maps; * The land use table for draft R1 zone already permits for a variety of residential accommodation forms including dual occupancies; dwelling house; multi dwelling housing; residential flat buildings; secondary dwellings, semi-detached dwellings; seniors housing and shop top housing, so there would appear to be little benefit gained by the intended fixability of this clause.</p> <p>2. Recommend the CCLEP 2018 include similar flexibilities afforded by current Cl. 20 of the Gosford IDO No. 122, and is applicable to both rural and environmental zones. SEPP (Exempt &amp; Complying Development codes) 2008 also make some provisions for minor boundary adjustments, we are aware of instances where the SEPP also did not adequately provide the flexibility required that is otherwise offered by existing IDO Cl. 20. Cl. 4.2C of the Lake Macquarie LEP 2014 is one example of a more flexible alternate than the current draft Cl. 4.2.</p> <p>3. Suggest consideration for additional provisions to facilitate the creation of an 'undersized' lot that seeks to provide for longer term environmental outcomes. Cl. 4.1E Exceptions to minimum lot sizes for biodiversity conservation of the Lake Macquarie LEP 2014 is one example of such a clause.</p> <p>4. Recommend review Cl. 4.1F in light of the</p> | <p>development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 land on the Central Coast. The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for variations to minimum lot size are proposed to be retained in the LEP for land within the R1 zone as the former Gosford LGA will retain a minimum lot size of 550m2 in this zone. In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 zoned land in order to meet its dwelling targets. WLEP 2013 Clause 4.1B does not currently apply to land in the R1 zone, as WLEP 2013 does not include a minimum lot size for R1 zoned land. As the GLEP 2014 does include minimum lot sizes in the R1 zone and these lot sizes will be retained in the CCLEP it is essential that the clause be applied to the R1 zone also. The draft Affordable Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include considering whether smaller lots in residential areas address housing affordability issues.</p> <p>2. Amendment 36 to WLEP 2013 and Amendment 38 to GLEP 2014 was published on 1 November 2019 and inserted a new clause to enable boundary adjustments for land zoned RU1 Primary Production, RU2 Rural Landscape, E2 Environment Conservation, E3 Environmental Management or E4 Environment Living where no additional lots or dwelling entitlements are created and the resultant lots achieve a superior outcome for either agricultural or environmental protection or management. This provision will be included in the final CCLEP when made.</p> <p>3. A new clause similar to Clause 4.1E Exceptions to minimum lot sizes for biodiversity conservation in Lake Macquarie LEP 2014 was investigated in the preparation of the Miscellaneous Amendment Planning Proposal. It was concluded that this issue should be considered as part of the preparation of the Comprehensive Central Coast LEP, where it can be informed by Council's Central Coast Biodiversity Strategy. The draft Biodiversity Strategy is currently being finalised for public exhibition.</p> <p>4. The Low-Rise Medium Density Housing Code allows for Councils to set minimum lot size for dual occupancy development under their LEPs. These lot sizes proposed are consistent with that currently outlined in the Wyong DCP 2013 and Gosford LEP 2014 and are considered appropriate for the Central Coast LGA.</p> <p>5. The existing 0.9m rear setback is from Wyong DCP 2013. The submission</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | <p>provisions contained under Low Rise Medium Density Housing Code and SEPP (Exempt and Complying Development Codes)2008. The current LEP's do not contain a minimum lot size for dual occupancy developments in R1 and R2 zones, (but are controlled in the DCP's).</p> <p>5. Draft DCP has a minimum rear setback of 4.5m (currently 0.9m), which is inconsistent with the Low-Rise Medium Density Housing Code and SEPP (Exempt and Complying Development Codes) 2008, which has a setback of 3m.</p> <p>6. Recommend consider measure to promote tourism in rural and environmental zones as referred to in Notice of Motion on 23 July 2018 and resolved on 12 November 2018. Suggest inclusion of 'function centre' or 'reception room' (from IDO 122) as a permissible land use in E3 &amp; E4 zone to increase flexibility and consistency with the Notice of Motion and resolution.</p> <p>7. Narara - Recommend review the existing zoning anomaly of RE1 and rezone that portion of the site R2 &amp; E3.</p> | <p>does not mention the 3m setback of Gosford DCP 2013 nor that the rear dwelling in dual occupancy developments are limited to single storey in the R2 zone under Wyong LEP 2013. The 4.5m setback is consistent with the proposed rear setback for multi-dwelling housing providing a similar impact to what would be expected in an R1 zone and considers that under the existing provisions of Chapter 2.1 Dwelling Houses and Secondary Dwellings the following rear setback provisions apply: for single storey development - 0.9 m for a maximum width 50% of the length of the rear boundary, for any other part of the building with a height of up to 4.5m - 3m and for any part of the building with a height greater than 4.5m – 6m.</p> <p>6. At the 12 November 2018 Ordinary Council Meeting it was resolved (resolution 977/18) "That Council consider ways to look at increased opportunity, to allow for food, wine, and tourism accommodation, as part of the rural lands study project". The Strategic Planning Unit is currently undertaking a Rural Lands Strategy to provide a strategic land use approach to the future of the rural lands across the Central Coast Region. This Strategy will consider key strategies such as the Economic Development Strategy and the Tourism Opportunity Strategy as part of the considerations on Food, Wine and Tourism accommodation. The outcomes of the Rural Land Study will provide input into land use planning considerations as part of the development of a comprehensive Local Environment Plan for the Central Coast Region</p> <p>7. The zoning of Lot 38 DP 270882 is not considered to be an anomaly. With regard to this process an anomaly would be an error such as a misdescription or typographical error not a conscious decision of the Council based on the previous submission and consideration of a planning proposal. As such this is not considered to be an anomaly. Furthermore, the consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.</p> |
| <b>D13484410</b> | LEP DM       | Matcham area to be zoned E3 - retention of current split zoning as E4/E2.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13484440    | LEP          | Prefer Council having control of dual occupancy in R2 areas. Appeals to Land and Environment court may be curtailed   | Noted. Council currently retains control of approval of dual occupancies in residential areas.   |
| D13484492    | DM           | Support the equivalent E2 zoning proposed for property, and for the various other "deferred matter" properties in the forested areas of Niagara Park  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13484496    | LEP DCP      | Forwarding the Copacabana Community Association's submission to the Draft LEP.<br>1. Provision for dual occupancy<br>2. Changes to lot sizes for dual occupancy and private open space requirements in the former Gosford LGA<br>3. Reduction in minimum size for subdivision<br>4. Character impacts<br>5. Infrastructure issues | 1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.<br>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.<br>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.<br>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.<br>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in |

| Document No. | LEP/ DCP/ DM | Issue   | Comment   |
|--------------|--------------|---|---|
|              |              |   | the immediate area. This is currently not the case for dual occupancy development.  |
| D13484514    | LEP DCP      | <p>Copacabana Community Association (Management Committee) is writing to object to certain proposed planning rules outlined in the Draft CCLEP/CCDCP. This is within the context of Copacabana being zoned R2 (unchanged) and refers to the changes that apply to regulations within that zoning category, which we believe are inappropriate for a small coastal village such as Copacabana.</p> <p>Believe the outcomes of the proposed planning rules have great potential to be detrimental to the character and amenity of our suburb, as well as creating unreasonable demands on the suburb's infrastructure, aspects of which are already inadequate.</p> <ol style="list-style-type: none"> <li>1. Provision for dual occupancy</li> <li>2. Changes to lot sizes for dual occupancy and private open space requirements in the former Gosford LGA</li> <li>3. Reduction in minimum size for subdivision</li> <li>4. Character impacts</li> <li>5. Infrastructure issues</li> </ol> | <ol style="list-style-type: none"> <li>1. Secondary dwellings are currently permitted under State Government Policy in the R2 zone. The introduction of dual occupancy will provide for an alternative housing choice which is generally of higher quality development than secondary dwellings. Controls apply under both the LEP and Dual Occupancy Chapter of the DCP and include requirements for parking, stormwater, mandatory landscaping. Notably DCP requirements relating to site slope and lot size which will limit the impact on coastal communities.</li> <li>2. The change in minimum lot size for dual occupancies needs to be considered with the provisions of the DCP which requires parent lots to be significantly larger on sloping or steep sites. There is no restriction in providing larger private open space areas than prescribed for dual occupancies if desirable. The proposed open space areas exceed those mandated under State Government Policy (16m sq.) and are considered appropriate for people downsizing to dual occupancy development.</li> <li>3. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</li> <li>4. Character statements remain a consideration and will be reviewed through upcoming stages of the Comprehensive LEP/DCP review.</li> <li>5. Development such as dual occupancy development requires developer contributions that contribute to the provision of additional infrastructure in the immediate area. This is currently not the case for dual occupancy development.</li> </ol> |
| D13484564    | LEP          | <p>Glenning Valley - zoning reviewed and included as R2 – Low Density Residential. The current zoning sets out unrealistic requirements for Exempt and Complying Development and triggers the DA process for minor developments that are ordinarily permitted within small allotments when they are appropriately zoned as R2 - Low Density Residential.</p>  | <p>The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.</p>   |



| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
| D13484570    | DM           | <p>Bensville - Believe that this land which was zoned as 7(a) Conservation Land (before the council amalgamation and Deferred Matters issue) should definitely be classified as E2 as proposed by the draft LEP. Some of the reasons for this are; a) It is high value conservation land due to its coastal location, constantly being under threat from development. b) It is an extremely important wildlife corridor, linking Cockrone Lagoon, private conservation property, council land that forms part of the COSS network and Bouddi National Park. c) it is habitat for Threatened Species under the State and National Register of Threatened species. d) Over the last few months there has been a lot of clearing occurring due to the Deferred Matters principle, where the landholder has used loopholes to destroy the conservation value of this property and this must cease as soon as possible. e) COSS have wanted to purchase this land for preservation since the 1980's. It is imperative that this land containing remnant rainforest is not destroyed before council have the opportunity to purchase and conserve it. f) This land runs off into a creek that flows directly into Cockrone Lagoon, which is a classified wetland of national significance. This land links COSS and National Park on the Macmasters Ridge Trail and in all possibility would have been an ancient path walked well before the white invasion.</p> | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. In the interim the subject site will maintain the current land use zoning under Gosford IDO No.122.</p>   |
| D13484577    | LEP          | <p>Request Draft CCLEP 2018 be revised to allow for all land uses currently permitted in the E4 Environmental Living zone under the Gosford LEP 2014 (GLEP 2014) to continue to be permitted following gazettal of the CLEP 2018 through Additional Permitted Uses under Schedule 1 of the CCLEP 2018. These permitted uses would include: Animal boarding or training establishments; Camping grounds; Caravan parks; Dwelling houses; Eco-tourist facilities; Environmental protection</p>  | <p>A review of the subject site, the zone history, and relevant strategies against the proposed zone indicate that the change to land use permissibility for those lots currently zoned E4 Environmental Living under GLEP 2014, has the potential to limit future use of the site for tourism related uses. It is considered appropriate to permit tourism related uses that are currently permissible in the E4 Environmental Living Zone under GLEP 2014 on this site. This would be appropriate in the form of an Additional Permitted Use. Land currently zoned E2 Environmental Conservation under GLEP 2014 should be excluded from this APU.</p> |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              | <p>works; Extensive agriculture; Home-based child care; Home industries; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Secondary dwellings; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.</p> <p>The new E4 zone when applied to the specified land will result in the loss of opportunities for the expansion of tourism and commercial uses in a location which is highly accessible and contextually appropriate for such development. The land provides existing on-site and surrounding tourist attractions which have the potential to be developed/leveraged to boost the economy and enhance the tourism offering of the region.</p> <p>The site has both historic and current uses related to tourism which are supported by both the community and government. However, under the proposed zoning the ability to explore expansion or changes to the Reptile park, the revitalisation of OST and new tourism/commercial uses will be highly restricted.</p> <p>The Central Coast Regional Plan 2036 indicates support for sustainable tourism and commercial uses at this location and an objective of the Central Coast Community Strategic Plan 2018-2028 is to promote and grow tourism that celebrates the natural and cultural assets of the central coast in a way that is accessible, sustainable and friendly.</p> |  |
| D13484577    | LEP          | <p>Request Draft CCLEP 2018 be revised to allow for all land uses currently permitted in the E4 Environmental Living zone under the Gosford LEP 2014 (GLEP 2014) to continue to be permitted following gazettal of the CLEP 2018 through Additional Permitted Uses under Schedule 1 of the CCLEP 2018. These permitted uses would include: Animal boarding or training establishments; Camping grounds; Caravan parks; Dwelling houses;</p>  | <p>A review of the subject site, the zone history, and relevant strategies against the proposed zone indicate that the change to land use permissibility for those lots currently zoned E4 Environmental Living under GLEP 2014, has the potential to limit future use of the site for tourism related uses. It is considered appropriate to permit tourism related uses that are currently permissible in the E4 Environmental Living Zone under GLEP 2014 on this site. This would be appropriate in the form of an Additional Permitted Use. Land currently zoned E2 Environmental Conservation under GLEP 2014 should be excluded from this APU.</p> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | <p>Eco-tourist facilities; Environmental protection works; Extensive agriculture; Home-based child care; Home industries; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Secondary dwellings; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.</p> <p>The new E4 zone when applied to the specified land will result in the loss of opportunities for the expansion of tourism and commercial uses in a location which is highly accessible and contextually appropriate for such development. The land provides existing on-site and surrounding tourist attractions which have the potential to be developed/leveraged to boost the economy and enhance the tourism offering of the region.</p> <p>The site has both historic and current uses related to tourism which are supported by both the community and government. However, under the proposed zoning the ability to explore expansion or changes to the Reptile park, the revitalisation of OST and new tourism/commercial uses will be highly restricted.</p> <p>The Central Coast Regional Plan 2036 indicates support for sustainable tourism and commercial uses at this location and an objective of the Central Coast Community Strategic Plan 2018-2028 is to promote and grow tourism that celebrates the natural and cultural assets of the central coast in a way that is accessible, sustainable and friendly.</p> |  |
| <b>D13484577</b> | LEP          | <p>Request Draft CCLEP 2018 be revised to allow for all land uses currently permitted in the E4 Environmental Living zone under the Gosford LEP 2014 (GLEP 2014) to continue to be permitted following gazettal of the CLEP 2018 through Additional Permitted Uses under Schedule 1 of the CCLEP 2018. These permitted uses would include:</p> <p>Animal boarding or training establishments;<br/>Camping grounds; Caravan parks; Dwelling houses;</p>  | <p>A review of the subject site, the zone history, and relevant strategies against the proposed zone indicate that the change to land use permissibility for those lots currently zoned E4 Environmental Living under GLEP 2014, has the potential to limit future use of the site for tourism related uses. It is considered appropriate to permit tourism related uses that are currently permissible in the E4 Environmental Living Zone under GLEP 2014 on this site. This would be appropriate in the form of an Additional Permitted Use. Land currently zoned E2 Environmental Conservation under GLEP 2014 should be excluded from this APU.</p> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | <p>Eco-tourist facilities; Environmental protection works; Extensive agriculture; Home-based child care; Home industries; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Secondary dwellings; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.</p> <p>The new E4 zone when applied to the specified land will result in the loss of opportunities for the expansion of tourism and commercial uses in a location which is highly accessible and contextually appropriate for such development. The land provides existing on-site and surrounding tourist attractions which have the potential to be developed/leveraged to boost the economy and enhance the tourism offering of the region.</p> <p>The site has both historic and current uses related to tourism which are supported by both the community and government. However, under the proposed zoning the ability to explore expansion or changes to the Reptile park, the revitalisation of OST and new tourism/commercial uses will be highly restricted.</p> <p>The Central Coast Regional Plan 2036 indicates support for sustainable tourism and commercial uses at this location and an objective of the Central Coast Community Strategic Plan 2018-2028 is to promote and grow tourism that celebrates the natural and cultural assets of the central coast in a way that is accessible, sustainable and friendly.</p> |  |
| <b>D13484577</b> | LEP          | <p>Request Draft CCLEP 2018 be revised to allow for all land uses currently permitted in the E4 Environmental Living zone under the Gosford LEP 2014 (GLEP 2014) to continue to be permitted following gazettal of the CLEP 2018 through Additional Permitted Uses under Schedule 1 of the CCLEP 2018. These permitted uses would include:</p> <p>Animal boarding or training establishments;<br/>Camping grounds; Caravan parks; Dwelling houses;</p>  | <p>A review of the subject site, the zone history, and relevant strategies against the proposed zone indicate that the change to land use permissibility for those lots currently zoned E4 Environmental Living under GLEP 2014, has the potential to limit future use of the site for tourism related uses. It is considered appropriate to permit tourism related uses that are currently permissible in the E4 Environmental Living Zone under GLEP 2014 on this site. This would be appropriate in the form of an Additional Permitted Use. Land currently zoned E2 Environmental Conservation under GLEP 2014 should be excluded from this APU.</p> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | <p>Eco-tourist facilities; Environmental protection works; Extensive agriculture; Home-based child care; Home industries; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Secondary dwellings; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.</p> <p>The new E4 zone when applied to the specified land will result in the loss of opportunities for the expansion of tourism and commercial uses in a location which is highly accessible and contextually appropriate for such development. The land provides existing on-site and surrounding tourist attractions which have the potential to be developed/leveraged to boost the economy and enhance the tourism offering of the region.</p> <p>The site has both historic and current uses related to tourism which are supported by both the community and government. However, under the proposed zoning the ability to explore expansion or changes to the Reptile park, the revitalisation of OST and new tourism/commercial uses will be highly restricted.</p> <p>The Central Coast Regional Plan 2036 indicates support for sustainable tourism and commercial uses at this location and an objective of the Central Coast Community Strategic Plan 2018-2028 is to promote and grow tourism that celebrates the natural and cultural assets of the central coast in a way that is accessible, sustainable and friendly.</p> |  |
| <b>D13484577</b> | LEP          | <p>Request Draft CCLEP 2018 be revised to allow for all land uses currently permitted in the E4 Environmental Living zone under the Gosford LEP 2014 (GLEP 2014) to continue to be permitted following gazettal of the CCLEP 2018 through Additional Permitted Uses under Schedule 1 of the CCLEP 2018. These permitted uses would include: Animal boarding or training establishments;</p>   | <p>A review of the subject site, the zone history, and relevant strategies against the proposed zone indicate that the change to land use permissibility for those lots currently zoned E4 Environmental Living under GLEP 2014, has the potential to limit future use of the site for tourism related uses. It is considered appropriate to permit tourism related uses that are currently permissible in the E4 Environmental Living Zone under GLEP 2014 on this site. This would be appropriate in the form of an Additional Permitted Use. Land currently zoned</p> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | <p>Camping grounds; Caravan parks; Dwelling houses; Eco-tourist facilities; Environmental protection works; Extensive agriculture; Home-based child care; Home industries; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Secondary dwellings; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities.</p> <p>The new E4 zone when applied to the specified land will result in the loss of opportunities for the expansion of tourism and commercial uses in a location which is highly accessible and contextually appropriate for such development. The land provides existing on-site and surrounding tourist attractions which have the potential to be developed/leveraged to boost the economy and enhance the tourism offering of the region.</p> <p>The site has both historic and current uses related to tourism which are supported by both the community and government. However, under the proposed zoning the ability to explore expansion or changes to the Reptile park, the revitalisation of OST and new tourism/commercial uses will be highly restricted.</p> <p>The Central Coast Regional Plan 2036 indicates support for sustainable tourism and commercial uses at this location and an objective of the Central Coast Community Strategic Plan 2018-2028 is to promote and grow tourism that celebrates the natural and cultural assets of the central coast in a way that is accessible, sustainable and friendly.</p> | E2 Environmental Conservation under GLEP 2014 should be excluded from this APU.  |
| <b>D13484583</b> | DCP          | <p>Recently read that Council are about to introduce hazard categorisations to be applied to properties in the LGA with regard to flood management. There are to be 6 categories, H1 through to H6, with properties in the category H4 and above being precluded / sterilised from all future development!!</p>  | <p>There is no reference to planned retreat in the LEP, DCP or any supporting documentation.</p> <p>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.</p> |

| Document No.             | LEP/ DCP/ DM | Issue  | Comment  |
|--------------------------|--------------|--|--|
| D13484609                | LEP          | Request land at Erina be rezoned from R2 to B5 given previous Additional Permitted Use under Gosford Planning Scheme Ordinance.  | The site is currently zoned R2 Low Density Residential under the GLEP 2014 and has been transferred into the draft CCLEP with no proposed change. The rezoning of this land is not a consolidation matter and as such will not be included in the current proposal. Any proposal to rezone the land would need to be made and considered in accordance with the provisions of the EP&A Act 1979. The current approved use can continue, and any future use of modification will require application for consent under the GLEP 2014 or CCLEP once made. Any application would be dealt with on its merits as an existing use under the EP&A Act and Regulations. |
| D13484625                | DM           | Support - live adjacent to a property which is zoned as E3 Environmental Management, previously 7 (a) Conservation. It provides our neighbourhood with a strong connection to the important and environmentally biodiverse native bush corridors, full of wildlife, within Bouddi National Park. We feel very privileged to live in a place with such natural beauty.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13484634 /<br>D13484638 | DM           | Proposed zoning is E4 (note this is an error in the submission - it is proposed E2). Bordered to the west by 2.5 acre lots. It is bordered to the east by 2.5 acre lots. On the south and lower east borders the lot is bordered by Copacabana town lots. Should be zoned E4 to allow for a buffer zone of small Acreage properties between the town lots and the main lot. On the border of the lot, the lower east side there is town water, sewer and power. There is an opportunity to provide the Coast the several more coastal housing opportunities. These are proposed for the east and south sides of the property. We would like to discuss offering the east gully to the COSS in the process. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13484673                | DM           | According to Jane Rawson in her essay "The Invisible Extinctions," the bio-mass of terrestrial vertebrates is as follows- 65% domesticated animals<br>32% human animals<br>3% wild animals.  | An E5 or additional public conservation zone is not provided for under the Standard Instrument -Principle Local Environmental Plan and as such is not available for application by Council. The E2 Environmental Conservation zone provides the highest level of environmental protection for areas with high ecological, scientific, cultural or aesthetic values outside national parks and  |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | <p>If this is true it looks as if all wild animals on the planet are headed for extinction largely due to the impact made by humans.</p> <p>Here on the Central Coast we have the means to slow that extinction by preserving our COSS Lands in a special category E5. This was formerly discussed in 2014 and then just evaporated.</p> <p>I therefore urge the CC Council to withhold support for the proposed LEP until the government agrees to the inclusion of a Public Conservation Zone in the Local Environment Plan.</p> <p>Citizens of the CC are proud of their COSS Lands or Coastal Open Space System and would like to see it preserved by the highest level of protection E5. COSS Lands are an example to the rest of the State of what can be done to protect our reducing numbers of wildlife, lands of high ecological value all of which showcase the real Australia.</p> <p>E2 will not preserve these lands as is evidenced by the destruction at Kangy Rail Maintenance Yard.</p> <p>Council must therefore pursue this issue for a Public Conservation Zone because the proposed LEP lacks this zone, which is essential if our COSS Lands are to be preserved. Without this strong environmental protection, we will have no natural ecological areas left. Is it any wonder that Australia leads the world in small mammal extinctions?</p> <p>An E5 zoning is essential.</p> | <p>nature reserves. Council is currently developing an LGA wide Biodiversity Strategy for public comment which will help guide the Comprehensive LEP Review.</p>  |
| <b>D13484682</b> | DM           | <p>Narara - Wish for Council to consider maintaining the proposal for the E4 zone. Vary the minimum subdivision lot size to enable an additional lot of 4500 - 5000m2 size (to be confirmed by survey).</p>  | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> |
| <b>D13485012</b> | AV           | <p>Football NSW supports football clubs in their quest to obtain additional land for not only clubs to use</p>   | <p>Land at 301 Avoca Drive, Avoca is not considered appropriate for development of sporting fields. The land is not of a size to support a viable sporting precinct,</p>  |



| Document No.     | LEP/ DCP/ DM | Issue  | Comment  |
|------------------|--------------|--|--|
|                  |              | throughout the football season but also for the local community to have access to. Additional sporting fields will certainly play a large part in reducing the strain across the region but also provide much-needed facilities for the community in the future. Football certainly requires additional football facilities generally across NSW as our recent facilities audit unveiled. We urge Central Coast Council to look at potential options to increase the number of football facilities in the area as the population steadily grows over the next 20 years.  | is flood affected and contains endangered ecological community and threatened species. The adjoining Council land at 317 Avoca Drive is part of the Coastal Open Space System (COSS) and it too contains endangered ecological communities and threatened species. The development of sporting facilities on highly constrained land such as this is not supported. Council is investigating alternative passive recreational uses that are sympathetic to the sensitive environmental nature of the site.   |
| <b>D13484682</b> | LEP          | Narara - Wish for Council to consider maintaining the proposal for the E4 zone. Vary the minimum subdivision lot size to enable an additional lot of 4500 - 5000m2 size (to be confirmed by survey).   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13485026</b> | LEP DCP      | <ol style="list-style-type: none"> <li>1. Consistency with Lower Hawkesbury Estuary Management Plan</li> <li>2. Object to 450m sq. minimum lot size on R2 land</li> <li>3. Object to permissibility of educational establishments</li> <li>4. Object to permissibility of secondary dwellings</li> <li>5. No additional buildings heights in village centres</li> <li>6. Object to eco-tourist facilities being permissible in the E2 zone</li> <li>7. Question the zoning of the Pearl Beach Lagoon/Wetland - potentially should be E2</li> <li>8. Zoning of land adjacent to creeks and sand dunes should be E2</li> <li>9. Short-term rental accommodation should require a development application</li> <li>10. Ch 1.2 - neighbours should be notified of a DA or DA Amendment</li> <li>11. Ch 2.1 - retain 8.5m height restriction</li> <li>12. Retain Character and Scenic Quality Chapters</li> </ol> | <ol style="list-style-type: none"> <li>1. Noted. Existing plans and policies will be considered as part of the next stages of the comprehensive LEP Review.</li> <li>2. A review of the impact of the consolidation of minimum lot size and land use permissibility in the R2 zone LGA wide has been undertaken. The additional development potential is considered to be minimal and will be further limited by DCP controls that increase lot size requirements based on site slope. This will apply to both land subdivision and dual occupancy development and any proposal would need to be consistent with the relevant LEP, DCP controls and the other requirements of the EP&amp;A Act 1979. The draft CCDCP does not change site specific controls and retains character statements of the former Gosford LGA as a consideration.</li> <li>3. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</li> </ol> |

| Document No.     | LEP/ DCP/ DM | Issue  | Comment   |
|------------------|--------------|--|---|
|                  |              | <p>13. Retain Acid Sulphate Soils Chapter</p> <p>14. Retain Erosion and Sedimentation Control Chapter</p> <p>15. LEP FSR controls for R2 land should be retained</p> <p>16. Object to dual occupancy in the R2 zone</p> <p>17. Request Ch 3.1 - Floodplain Management Maps</p> <p>18. Climate Change adaption and resilience measures should be built into controls.</p> | <p>4. Secondary dwellings are permissible under SEPP Affordable Housing in residential zones where dwelling houses are permissible. Council cannot overrule State Government Policy.</p> <p>5. No changes proposed to village centre heights under the Consolidated LEP.</p> <p>6. Eco-Tourist facilities are subject to a stringent assessment process through Council and the State Government.</p> <p>7. Zoned RE1 under GLEP 2014 - not an LEP consolidation consideration unless clearly in error.</p> <p>8. The criteria for an E2 zoning is based on extensive criteria not just locality to other land.</p> <p>9. Controlled by State Government policy.</p> <p>10. Notification chapter was consolidated in 2017 after public consultation.</p> <p>11. Height map for the R2 land in the former Gosford LGA is to be maintained.</p> <p>12. Character chapters to be retained.</p> <p>13. Disagree - staff review has indicated that this chapter only repeats the requirements of the LEP</p> <p>14. Disagree - All development and works are required to comply with State Government Policy.</p> <p>15. Disagree - considered an additional control that is adequately addressed by site coverage, height, setback, privacy and overshadowing provisions.</p> <p>16. Secondary dwellings are permitted under State Government Policy in the R2 zone. Dual Occupancy creates higher quality development outcomes than secondary dwellings including the consideration of parking, stormwater and mandatory landscaping requirements. Controls apply under the LEP and Dual occupancy Chapter of the DCP including consideration of site slope and lot size which will severely limit the impact on coastal communities.</p> <p>17. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls</p> <p>18. This will be addressed as part of the Comprehensive LEP process.</p> |
| <b>D13485037</b> | DM           | Request E2 Environmental Conservation rather than E3 zoning recommended by Council.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              |  | land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13485051    | DM           | Objection to proposed rezoning of Barinya Lane, Springfield from 7C2 to part E3- prefer E2   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| D13485076    | LEP DM       | <p>Clause 7.22 (3) of CCLEP states “Development for the purpose of a dwelling, home occupation or bed and breakfast accommodation is permitted with development consent where a dwelling entitlement existed for that land immediately prior to commencement of this plan.”</p> <p>Whilst the intent of this clause is beneficial, there are a few anomalies with its implementation.</p> <p>1 E2 zoned land east of the Motorway (currently zoned under IDO 122) will be treated differently to E2 zoned land west of the Motorway (currently zoned under GLEP) as they have different provisions applying to them immediately prior to commencement of the CCLEP in relation to common ownership provisions. This is inconsistent.</p> <p>2 Even though IDO 122 will be repealed by the CCLEP, IDO 122 (clause 22) will still be “live” as it relates to “a dwelling entitlement [that] existed for that land immediately prior to commencement of this plan [i.e. CCLEP].” Having a new Standard Instrument LEP referring to the previous IDO will be confusing to the public.</p> <p>3 Clause 7.22 refers to “a dwelling” being permitted on the land but the use permitted immediately prior to the CCLEP, under the equivalent 7(a) zone in IDO 122, was “a dwelling-house”. It appears that owners will not be permitted to build a dwelling-house under the CCLEP.</p> | <p>In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.</p> <p>The word 'house' was erroneously omitted from the draft Clause 7.22 when referring to a dwelling house and should be added. The clause will also be amended to apply only to those lands currently zoned E2 Environmental Conservation under GLEP 2014.</p> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | 4 Under the E2 zone in CCLEP, "eco-tourist facilities" are permitted but not "dwelling-houses". This is especially inconsistent if the land does not have a dwelling entitlement due to the land being in common ownership as at 18/2/77 i.e. numerous units can be built but not a single house. Clause 7.22 should be amended to address these anomalies.   |   |
| <b>D13485091</b> | LEP          | <p>The proposed change to the FSR Mapped for R1 in the former Gosford LGA from 0.7:1 to 0.5:1 result in an increase to the size of variation sought if a development was proposed on a lot just under 1000m<sup>2</sup>. This is inconsistent with the Somersby to Erina Corridor Strategy and CCRP 2036 vision for East Gosford to accommodate some of the future population targets. Site consolidation should be encouraged, and incentives provided to replace dated housing stock. Unclear how FSR controls would apply and if only clause 4.4A(5) are intended for East Gosford? Appears no provisions for sites below 1000m<sup>2</sup> where parking is not provided within a basement. For the subject site, is one to assume that multi dwelling housing is permitted in the R1 zone on the subject site at an FSR of 0.5:1. It is unclear if the controls currently included in the dLEP cover the development of the subject site for multi dwelling development and what the FSR controls are truly intended to be. The CCLEP should not reduce existing development standards</p> <p>The DCP adopts an FSR of 0.6:1 and does not include controls for sites below 1,000m<sup>2</sup> - this appears inconsistent with LEP controls.</p> | <p>The Floor Space Ratio (FSR) achievable within 'Area 1' remains the same under the draft CCLEP 2018 as it is currently under the GLEP 2014. Consolidation continues to be encouraged for smaller lots under the draft CCLEP 2018. Under the draft CCLEP 2018 the subject site has a mapped FSR of 0.5:1 and bonuses apply under Clause 4.4A(5) for 'Area 1' where certain criteria can be met. It is not, nor has it ever been intended that variations be supported to bonuses applicable under the GLEP 2014 instrument.</p> <p>As the subject site is less than 1,000m<sup>2</sup>, the maximum FSR is 0.6:1 with basement parking. If ground level parking is provided the FSR is 0.5:1. Where a site is less than 1,000m<sup>2</sup> and basement parking is not provided the FSR is 0.5:1 as per the FSR map and additional controls applicable to the development type apply under the DCP. The draft CCDCP 2018 provides a FSR only for land that is not included in the FSR Map of the CCLEP 2018.</p> |
| <b>D13485100</b> | LEP DCP      | <p>1. Building height has not been defined. Does it refer to the overall height (as per LEP) or ceiling height (as previous DCPs have)? Need to be defined within the document or refer to where the definition is located.</p> <p>2. Provision has been removed that restricts the</p>   | <p>1. Building height is defined in the LEP and the part of the DCP that refers to building height is to be read in conjunction with the LEP - there is no need to repeat the definition. 2. Noted. The 4.5m setback is consistent with the proposed rear setback for multi-dwelling housing providing a similar impact to what would be expected in an R1 zone and considers that under the existing</p>   |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
|              |              | <p>height of the rear dwelling to single storey within R2 zone. This control has previously reduced privacy issues for the lower zoned residential areas where residents do not expect to be overlooked or have two storey dwellings within the rear of sites. This has been a control that been consistently applied pursuant to the Wyong DCP 2013.</p> <p>3. Requirement for storage space in dual occupancies and multi-dwelling housing - This requirement should be removed as can be an onerous requirement for residential dwellings. Most dwellings are provided with built in wardrobes and linen presses and additional area within the garages. These are generally considered to be suitable for the dwellings. This is more of an issue for residential flat developments that may not be provided with sufficient storage or have open space areas where a storage/garden shed could be installed. If it is to be retained the reference to "apartment" should be removed to be dwelling.</p> <p>4. The requirements for battle axe allotments have been greatly reduced. This could create issues where lots may be created however it is not clear if a dwelling could be constructed on such a site. It would also reduce the area available to ensure any impacts to adjoining properties are minimal.</p> <p>5. Small Lot Housing -The provisions for small lot housing need to stipulate whether the lot size requirements are applicable to all lot types, including corner lots or battle axe lots, or they are just applicable to a "regular" lot. If the small lot housing provisions do not apply to corner lots or battle-axe lots, then this needs to be identified within these sections or the small lot housing sections.</p> <p>6. There is an inconsistency between the proposed LEP control and the Industrial DCP chapter regarding ancillary retail development. The %'s and areas need</p> | <p>provisions of Chapter 2.1 Dwelling Houses and Secondary Dwellings the following rear setback provisions apply: for single storey development - 0.9 m for a maximum width 50% of the length of the rear boundary, for any other part of the building with a height of up to 4.5m - 3m and for any part of the building with a height greater than 4.5m – 6m.</p> <p>3. Agreed that this provision does not generally relate to dual occupancy or multi-dwelling housing development where there are generally individual garages and ground level open space areas</p> <p>4. Adopts the provision of the former Gosford Council to apply the minimum lot size for residential subdivision under the LEP. Noted that it needs to be reinforced that site slope provisions will be considered in calculating the minimum lot size for a battle-axe lot</p> <p>5. Small lot housing lots are to have direct access to a public road and corner lots should be appropriately sized to accommodate dual occupancy or manor house development.</p> <p>6. Noted - DCP provisions to be revised to reflect the overriding LEP controls</p> <p>7. Noted- restrict to one pylon sign per frontage.</p> |

| Document No.           | LEP/ DCP/ DM | Issue   | Comment  |
|------------------------|--------------|---|--|
|                        |              | <p>to be consistent.</p> <p>7. 2.15.2.7 reads that should a property have a frontage of LESS than 15 metres then there is no restriction in regard to the number of signs that could be provided along that smaller frontage. Although lots with frontages of this size would not be a regular occurrence there could potentially be a number of sites within commercial and industrial zones which could take advantage of this loophole created through the wording of the requirement.</p>   |  |
| <b>D13485100 cont.</b> | LEP DCP      | <p>8. Chapter 3.8 Acid Sulfate Soils is not required. It is purely a repeat of the LEP requirements. As the acid sulfate soils are mapped under the LEP the requirements of such should continue to be considered under Clause 7.1 of the LEP.</p> <p>9. Chapter 3.9 - Erosion and Sediment Control - This chapter is not required. These requirements are covered by the "Blue Book" and should they be within a DCP chapter it would be difficult to keep updating to ensure that the document is consistent with the most current best practice in regard to erosion and sediment control.</p> <p>10. Chapter 4.6 - The Entrance Peninsula - extent and diagrams need to be updated.</p> <p>11. LEP - Minimum lot size for dual occupancy The proposed minimum lot size for detached dual occupancy is inconsistent with the actual lot sizes within the old Wyong LGA. A large portion of lots in older residential areas (Long Jetty &amp; Toukley) have an area of around 695m<sup>2</sup> and as such would continually require the submission of a Clause 4.6 objection.</p> <p>12. LEP - Residential flat development within B4 zone - Under the draft LEP there is some change to the wording for the objectives for the draft B4 zone. In this regard, one of the new objectives includes the statement to provide for residential uses but only as part of a mixed-use development. Notwithstanding</p> | <p>8. Noted - agreed that this chapter's contents are completely covered in the LEP and any information in a DCP chapter is superfluous.</p> <p>9. Noted - agreed that this chapter's contents is covered by the overriding State Government Policy which is used by the industry and compliance staff to install and monitor erosion and sedimentation measures.</p> <p>10. The revision of the site-specific centres chapters is a Comprehensive DCP/LEP task.</p> <p>11. This minimum lot size is consistent with the existing LEP controls in Wyong LEP 2013 and a reduction from the minimum lot size for detached dual occupancy under Gosford LEP 2014.</p> <p>12. The permissibility of residential flat buildings in the B4 zone is consistent with the SEPP Gosford City Centre, GLEP 2014 and WLEP 2013. The objectives, land uses and application of the B4 zone across the LGA requires further consideration as part of the next stage of the comprehensive LEP review.</p> <p>13. A review of residential flat buildings and serviced apartments in the B6 and B7 zones has been undertaken. These land uses are not appropriate in the B6 and B7 zones. These land uses detract from and conflict with the zone objectives and are an under-utilisation of land potential. These zones generally have low amenity for residential housing and are surrounded by industrial uses with potential for land contamination and conflict issues. The objectives of both the B6 and B7 zones under the draft Central Coast Local Environmental Plan (CCLEP) include provision for limited residential accommodation where it is part of a mixed-use development. It is recommended that residential flat buildings and serviced apartments be prohibited in the B6 zone and serviced apartments be prohibited in the B7 zone. Further consideration should be given to these zones and land uses as part of the next stage of the comprehensive LEP review.</p> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | <p>this, a 'residential flat building' remains a permissible land use with consent under the draft B4 zone.</p> <p>13. LEP - Residential flat development within B6 zone. A residential flat development is a permissible use within the B6 zone and although a stand-alone RFB would not be consistent with the objectives of the zone it would be a permissible use. This is considered to be inconsistent with the overall objectives of the area.</p>   |  |
| <b>D13485121</b> | LEP          | <p>1. Support SEPP 65 applying to Boarding houses and Serviced apartments</p> <p>2. Support amendment to the wording of Clause 7.14 relating to Shop-top housing to limit the scale of residential development</p> <p>3. Support introduction of minimum lot size for dual occupancy</p> <p>4. Oppose Residential flat buildings and Serviced Apartments being permissible in the B6 zone as these land uses contradict the objectives of this zone.</p> <p>5. Oppose caravan parks and tourist accommodation being subject to the PMF under Cl 7.3 as this is onerous for sites that are generally located in water front areas and are not critical infrastructure or sensitive sites (such as aged care facilities etc). These land uses can adequately be considered under Clause 7.2 (100-year flood) and DCP controls.</p> <p>6. Oppose introduction of cl. 5.6 Architectural roof features without further background study. The clause should remain a local provision</p> <p>7. Support the removal of height and FSR requirements in the R2 zone in the former Gosford LGA as can be adequately dealt with under the DCP</p> <p>8. Request Mapping of foreshore areas by extending foreshore building map to oceanfront land in the former Gosford LGA to prevent exempt development under the SEPP on vulnerable coastal</p> | <p>1. Noted</p> <p>2. Noted</p> <p>3. Noted</p> <p>4. A review of residential flat buildings and serviced apartments in the B6 and B7 zones has been undertaken. These land uses are not appropriate in the B6 and B7 zones. These land uses detract from and conflict with the zone objectives and are an under-utilisation of land potential. These zones generally have low amenity for residential housing and are surrounded by industrial uses with potential for land contamination and conflict issues. The objectives of both the B6 and B7 zones under the draft Central Coast Local Environmental Plan (CCLEP) include provision for limited residential accommodation where it is part of a mixed-use development. It is recommended that residential flat buildings and serviced apartments be prohibited in the B6 zone and serviced apartments be prohibited in the B7 zone. Further consideration should be given to these zones and land uses as part of the next stage of the comprehensive LEP review.</p> <p>5. Clause 7.3 is a consolidation of the WLEP 2013 and GLEP 2014 provisions and the inclusion of these uses is supported as part of this proposal.</p> <p>6. This is a consolidation project and in accordance with Principle 4, it is recommended that the provision, which provides the most flexibility, be adopted. and the architectural roof features clause be retained.</p> <p>7. Noted</p> <p>8. Further investigation and mapping would be required to enable extension of the foreshore building map. this should be considered as part of the comprehensive LEP review</p> <p>9. This will be a consideration under the Housing Strategy</p> |

| Document No. | LEP/ DCP/ DM | Issue   | Comment  |
|--------------|--------------|---|--|
|              |              | land.<br>9. Recommend prohibit dwelling houses in the R3 zone to promote consolidation of lots for higher density development and reduce the number of secondary dwellings that can sterilise land and result in poor outcomes as this would also prohibit them under the Affordable Housing SEPP.  |  |
| D13485134    | LEP          | <p>The proposed change to the FSR Mapped for R1 in the former Gosford LGA from 0.7:1 to 0.5:1 result in an increase to the size of variation sought if a development was proposed on a lot just under 1000m<sup>2</sup>. This is inconsistent with the Somersby to Erina Corridor Strategy and CCRP 2036 vision for East Gosford to accommodate some of the future population targets. Unclear how FSR controls would apply and if only clause 4.4A(5) are intended for East Gosford? Appears no provisions for sites below 1000m<sup>2</sup> where parking is not provided within a basement. For the subject site, is one to assume that multi dwelling housing is permitted in the R1 zone on the subject site at an FSR of 0.5:1. The DCP adopts an FSR of 0.6:1 and does not include controls for sites below 1,000m<sup>2</sup> - this appears inconsistent with LEP controls.</p> <p>Retention of an 8.5 m height limit for R1 zoned land stifles innovative design and development of the sites to their reasonable potential. There are better design responsive solutions and if a 10 m maximum height applied (3 storey development) then the DCP could include controls such that the third story needs to only occupy 60% of the lower floor.</p> <p>FSR controls should also be increased to a minimum of 1:1, otherwise the population targets are going to fall well short of the targets envisaged in the CCRP 2036, particularly for urban renewal Centres and suburbs like East Gosford. Parking controls need also a substantial over-hall. For Centres and surrounding</p> | <p>The Floor Space Ratio (FSR) achievable within 'Area 1' remains the same under the draft CCLEP 2018 as it is currently under the GLEP 2014. Consolidation continues to be encouraged for smaller lots under the draft CCLEP 2018. Under the draft CCLEP 2018 the subject site has a mapped FSR of 0.5:1 and bonuses apply under Clause 4.4A(5) for 'Area 1' where certain criteria can be met. It is not, nor has it ever been intended that variations be supported to bonuses applicable under the GLEP 2014 instrument.</p> <p>It is proposed to transfer the current maximum height of building mapped under GLEP 2014 to the draft CCLEP for the subject site. This height is mapped at 8.5m. Clause 5.6 of draft CCLEP 2018 allows for variation to maximum building height for roof features of visual interest.</p> <p>Any change to the maximum building height or FSR would need to be considered as part of a detailed review of controls under the Comprehensive LEP Housing Strategy or centres review. There is no evidence to indicate that the current FSR controls will result in population targets identified by the CCRP 2016 not being achieved.</p> <p>As the subject site is less than 1,000m<sup>2</sup>, the maximum FSR is 0.6:1 with basement parking. If ground level parking is provided the FSR is 0.5:1. Where a site is less than 1,000m<sup>2</sup> and basement parking is not provided the FSR is 0.5:1 as per the FSR map and additional controls applicable to the development type apply under the DCP. The draft CCDCP 2018 provides a FSR only for land that is not included in the FSR Map of the CCLEP 2018.</p> |



| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | suburbs where good public transport is available a ratio of 1 space per unit should apply. Where possible the Apartment Design Guide should apply to two storey apartment buildings as well as 3 storey developments. Sunlight access should be the same as metropolitan Sydney at 2 hours instead of 3 hours and the ADG for deep soil should apply. It is difficult to have basements and still have more than 12.5 % of deep soil with a width of over 3 metres.   |  |
| <b>D13485155</b> | LEP          | Request and amendment to CCLEP to provide a dwelling entitlement for land at Narara under Schedule 1 Additional Permitted Uses  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. |
| <b>D13485208</b> | DM           | <p>Support land an MacMasters Beach being zoned E3 Environmental Management. Land currently used for mixed farming business producing citrus, free range eggs, vegetables, cut flowers and honey and land is currently categorised as Farmland for rating purposes.</p> <p>Large portion of the property approx. 12 acres, consists of remnant native bushland, and rainforest which is registered as an Endangered Ecological Community.</p> <p>On the NVR map we are categorised as Category 2 Sensitive Regulated Land and the owners have a Registered Property Agreement with LLS on title and in perpetuity. A Conservation Agreement is signed with OEH and is currently proceeding. Council has threatened to revoke Farmland rates, unless a certain amount is earned from farming activities, which could result in a huge increase in rates.</p> <p>Request Council consider the existence of Conservation Agreements on properties as a criteria for the assessment of rates.</p> | The issue of land rating is separate to the LEP consolidation process.   |

| Document No. | LEP/ DCP/ DM | Issue   | Comment   |
|--------------|--------------|---|---|
| D13485548    | LEP          | Land at Peats Ridge. Request deletion of Clause 4.2(5) from the standard template clause would have the effect of providing the Council with the power to: -<br>(a) Permit subdivision of the land for the purposes for which it is intended to be used; and<br>(b) Enable the continued use and occupation of the property in its discrete components for both residential and allied purposes.  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| D13485893    | LEP DCP      | <ol style="list-style-type: none"> <li>1. Strengthen bicycle parking requirements under Chapter 2.13</li> <li>2. Traffic Management Plans should be required for larger scale commercial land uses not just large residential developments</li> <li>3. Ch 2.15 - Advertising signs should support " healthy choices"</li> <li>4. Density and location of liquor licensing.</li> <li>5. B4 zoning of waterfront areas - maintain public access</li> <li>6. Drinking Water Catchments - support LEP and DCP controls</li> <li>7. Support environmental and biodiversity protection</li> <li>8. Ch 2.8 - Caravan Parks - should address the need for safe drinking water supply</li> <li>9. Ch 3.3 - OSSM - should require elimination of impacts rather than minimisation given the potential for impacts on drinking water quality etc.</li> <li>10. Ch 3.5 - Tree and Vegetation Management - support tree retention</li> </ol> | <ol style="list-style-type: none"> <li>1. Noted. These requirements have been reviewed in the delivery of the consolidated chapter</li> <li>2. Traffic Impact Studies are required for large scale non-residential developments</li> <li>3. Advertising Signage is subject to the provisions of SEPP 64.</li> <li>4. Looked at in co-operation with other relevant Government Authorities and public consultation during the DA process</li> <li>5. No additional land is being zoned for business zones under the process.</li> <li>6. Noted</li> <li>7. Noted</li> <li>8. Cannot be approved without this being addressed</li> <li>9. It is considered that the controls within Ch 3.3 and 3.11 and the LEP provide appropriate protection for water catchments.</li> <li>10. Noted.</li> </ol> |
| D13465745    | LEP DCP      | In respect to draft Ch. 3.1 Floodplain Management, staff have indicated that they are aware of some of the controversy this Chapter is causing, particularly in respect to flood mapping, so have decided to defer this Chapter from the current draft material, and will instead rely on the current controls of the former GCC & former WSC, until this issue has been  | The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.  |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              | clearly exhibited (separately to current draft LEP/DCP process)   |   |
| <b>D13475300</b> | DCP          | In reading the DCP it is noted the FPL definition and application as described would result in the lowering of floor levels around Brisbane Water by some 200mm.<br>To put the DCP ahead of the Climate Policy in process is a gross mistake given the climate policy informs the DCP. Once again, Council denies residents the opportunity to offer fully informed feedback. | There is no reference to planned retreat in the LEP, DCP or any supporting documentation.<br>The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.   |
| <b>D13489414</b> | LEP DCP      | 1. Object to E4 zoning.<br>2. DCP CL 5.37.3.2 (b)(ii) restricts access to Pacific Hwy this should be further considered and restrict direct access to any State road where alternate access can be provided   | 1. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.<br>2. Noted. Chapter 5.37 was developed in consultation with the RMS as our all DCPs that front State Roads and appropriate provisions are added on a case by case basis. |
| <b>D13493405</b> | LEP          | Request changes to the provision for the R1 zone at land in Ettalong  | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13493405</b> | LEP          | Request changes to the provision for the R1 zone for land at Ettalong   | The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means by which existing land use zonings and controls established under Wyong LEP 2013 or Gosford LEP 2014 are to be reviewed. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.  |
| <b>D13493831</b> | DCP          | 1. Ch 2.14 – Site Waste Management -Provide a link to the Waste Control Guidelines to be included in  | 1. Noted. Can be Hyperlinked but will also need to have an additional reference in case the link is broken  |

| Document No.                     | LEP/ DCP/ DM | Issue   | Comment   |
|----------------------------------|--------------|---|---|
|                                  |              | <p>Chapter 2.14 Site Waste Management?</p> <p>2. Ch 2.3 - Part 2.3.10.3 Garbage and Waste Services, Requirements, refers to Chapter 3.1 and should refer to Chapter 2.14.</p> <p>3. Ch 2.4 – 2.4.1.2 Relationship to Other Chapters – no reference to Chapter 2.14 - Following the working group meetings last year I was of the understanding that waste servicing was to be a consideration for future subdivisions due to the problems Council has where kerbside presentation etc is not available for certain types of subdivisions. i.e. battle-axe, private roads off cul-de-sacs etc. There does not appear to be any information in Chapter 2.4 Subdivision re – waste to ensure waste servicing, WMP's etc are a consideration for Subdivisions.</p> <p>4. Ch 2.8 Caravan Parks – 2.8.1.2 Relationship to Other Chapters and Policies - no reference to Chapter 2.14</p> <p>5. Ch 2.5 photograph Part 2.5 .7 - Services indicates a bulk waste bin in view from the roadway on the road reserve that Council has recently undertaken successful action through Council's Development Control Section to have removed as not in accordance with an approved consent.</p> | <p>2. Noted. Typo to be amended.</p> <p>3 &amp; 4. Noted. Though a reference to another chapter is not required to ensure it is applicable it is agreed that the additional reference to Ch 2.14 can be added.</p> <p>5. Noted - Diagram to be removed</p>  |
| <b>D13497291 /<br/>D13497465</b> | DM           | Request residential zone and not E2   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13498206 /<br/>D13498220</b> | DM           | Request correction of mapping error 7(c2)/7(a) zone boundary where recent subdivision has occurred. Draft mapping does not align with current zone  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land   |

| Document No.                 | LEP/ DCP/ DM | Issue  | Comment   |
|------------------------------|--------------|--|---|
|                              |              | boundary. And Request amendment from E2 to E3 for cleared land in eastern-most corner of the property. DA currently with Council.  | within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13495717</b>             | DM           | Object to Zoning of 700 the Scenic Rd MacMasters Beach - Land proposed to be zoned from 7(a) to E2 is cleared land for bushfire buffer. Lot 5 should be zoned E3   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13494324</b>             | DM           | MacMasters Beach - Split zone E2 /E3 proposes to zone low level land along creek as E3 and high land as E2. land used for grazing land suited to new dwelling on high ground proposed E2. Request E3 zone for full site to allow cattle grazing to continue and replacement of dwelling house in future. | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.  |
| <b>D13500394 / D13501351</b> | DM           | Object to zone and minimum lot size at Erina that is proposed to be zoned from 7(c2) to E4 with 2ha lot size. Request R5 Large Lot Residential zone with minimum lot size of 4,500m2.  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified. |
| <b>D13501521</b>             | DM           | Object to E4 Zone - looks to be proposing a business zone?   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their   |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment   |
|------------------|--------------|---|---|
|                  |              |   | land. It should be noted that submissions that have requested the consideration of a non-environmental zone such as residential or business fall outside the scope of this project and would require the submission of a separate planning proposal supported by appropriate studies relating to the land identified.   |
| <b>D13505090</b> | LEP DCP      | <p>EAST GOSFORD. Recent 2 lot subdivision and 4-unit multi dwelling development on the R1 zoned land. Object to FSR anomaly - if Area 1 and Area 2 are meant to apply to all land outside of a centre to proposed draft does not represent a comparable conversion documents of the statutory controls.</p> <p>DCP - the maps contain an anomaly where the Medium Density Hillside Character Precinct for the East Gosford locality, applies to the whole property and should be omitted from the RE1 zoned land which should be in the Community Centres and Schools Precinct. This amendment would be consistent with the overall intent expressed within the Land Acquisition map where this land is identified for Public Recreation and ultimately public ownership.</p> <p>Council has no overall Plan of Management (PoM) for the RE 1 zoned land in this locality, yet it has identified part of the subject site for acquisition which is a historical resolution of the former Gosford City Council. In fact, the subject RE1 zoned land is one of only two RE 1 zoned parcels (other than parcels identified for road acquisition) within the whole of the former LGA. The ultimate acquisition by Council will complete this open space network and the opportunity should be taken as part of the draft LEP considerations by Council, to reaffirm this intention and commit appropriate funds to this task. See submission for additional information</p> | <p>Minimum lot size for multi dwelling housing and residential flat buildings are included within the draft CCDCP. Agreed that Clause 4.4A also applies to Area 1 and Area 2 which are shown on the HOB Map of the draft CCLEP. Clause 4.4A provides provision for bonus above the maximum height of building where certain criteria is met.</p> <p>The LEP/DCP Consolidation process does not look to introduce new site-specific controls. Local controls will be looked at in the future through the development of Council's Local Strategic Planning Statement and Comprehensive LEP/DCP. Current character considerations have been retained.</p> <p>There is no change to the acquisition maps in relation to this property.</p> |
| <b>D13507812</b> | DCP          | Issues with 55m jetty length proposed instead of the current 30m jetty length that is currently consistent with the provisions of the adjoining LGA.  | Revise the provisions that apply to jetties in Lake Macquarie to align with the existing provisions and the provisions of LMCC  |
| <b>D13510257</b> | LEP DCP      | No comments on current proposal.  | Noted   |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
| D13509998    | LEP          | Heritage Listing missing information - Item listed in GPSO has not been transferred correctly. Needs to include list "Kendalls Glen" reserve and rock from Schedule 8 of GPSO as Schedule 5 Item 173 of draft CCLEP. | Listing of heritage item supported.  |
| D13450252    | LEP          | Do not object to E2 zone of holdings. All three lots subject to Aboriginal Land Claim and suggest consult with Darkinjung LALC   | Darkinjung LALC has been consulted as part of the agency consultation, industry information session and public exhibition of the draft CCLEP. Comments provided by Darkinjung LALC have been considered as part of this proposal.<br>In response to agency and public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. As such it is proposed to zone Lot 343 DP 755234 and Lot 3 DP 863379 to E2 Environmental Conservation as these parcels are currently identified as COSS.<br>Lot 8 DP 802107 is currently deferred from the GLEP 2013, however; its deferral is considered to be an anomaly and rezoning of the GPSO zoned land is recommended to be zoned to an equivalent standard instrument zone. |
| D13450252    | DM           | Do not object to E2 zone of holdings. All three lots subject to Aboriginal Land Claim and suggest consult with Darkinjung LALC   | Darkinjung LALC has been consulted as part of the agency consultation, industry information session and public exhibition of the draft CCLEP. Comments provided by Darkinjung LALC have been considered as part of this proposal.<br>In response to agency and public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. As such it is proposed to zone Lot 343 DP 755234 and Lot 3 DP 863379 to E2 Environmental Conservation as these parcels are currently identified as COSS.<br>Lot 8 DP 802107 is currently deferred from the GLEP 2013, however; its deferral is considered to be an anomaly and rezoning of the GPSO zoned land is recommended to be zoned to an equivalent standard instrument zone. |
| D13450252    | DM           | Do not object to E2 zone of Lot 343 DP 755234 - 129 Oceano St, Copacabana. Do not object to E2 zone of Lot 3 DP 863379 - 70 Fisherman's Parade Daleys  | Darkinjung LALC has been consulted as part of the agency consultation, industry information session and public exhibition of the draft CCLEP. Comments provided by Darkinjung LALC have been considered as part of this  |

| Document No.  | LEP/ DCP/ DM | Issue  | Comment  |
|---|--------------|--|--|
|   |              | Point. Object to E2 zone of Lot 8 DP 802107 - Central Coast Highway, Kariong. All three lots subject to Aboriginal Land Claim and suggest consult with Darkinjung LALC   | proposal.<br>In response to agency and public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. As such it is proposed to zone Lot 343 DP 755234 and Lot 3 DP 863379 to E2 Environmental Conservation as these parcels are currently identified as COSS.<br>Lot 8 DP 802107 is currently deferred from the GLEP 2013, however; its deferral is considered to be an anomaly and rezoning of the GPSO zoned land is recommended to be zoned to an equivalent standard instrument zone. |
| <b>D13472953</b>  | DM           | Object to E2. Request Split zone E3 / E2   | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation.   |
| <b>D13519062 (relates to D13475408 / D13478566 above)</b> | DM           | Request 1 Ha MLS for E4 zoned land in the suburb of Matcham  | In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. It is advisable that landowners that have lodged submissions indicating they would like to investigate additional subdivision potential should do so at this time.   |
| <b>D13590341</b>  | DCP          | The proposed consolidated Subdivision and Dual Occupancy DCP chapters have removed any information relating to the subdivision of dual occupancy development. The Wyong Subdivision DCP chapter previously outlined the requirements in relation to the subdivision of dual occupancy development and referenced back any requirements of the LEP to be addressed. The proposed dual occupancy/multi dwelling housing chapter also | Agreed further information for this type of concurrent subdivision should be identified in this chapter  |



| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              | appears to have removed any references to subdivision of dual occupancy development. One or both of the new chapters should reference the subdivision of dual occupancy development and what is required.   |  |
| <b>D13604907</b> | DCP          | Chapter 6.14 Tuggerah Precinct. In particular Area D that relates to the Tuggerah Business Park where the objectives for this area do not reference residential accommodation or attempt to limit it in this area. The general objectives that apply across a number of zones are not specific to all areas. If residential accommodation in the form of residential flat buildings is to be permitted in the B7 then further objectives or provisions in that section of the DCP would be required | It is not proposed to add provisions to the DCP to identify controls for residential development in this area. Proposed amendments to the LEP to clarify the extent of residential accommodation that is permitted in the area. Any residential development proposed for the area can be dealt with under proposed generic controls.   |
| <b>D13611087</b> | DCP          | Subdivision DCP Chapter - No reference to roads requirements under the engineering specification and no reference to kerb and gutter requirements.  | Agreed that references to roads and kerb and gutter requirements need to be restored to the DCP. These are previous provisions of both DCPs  |
| <b>D13641840</b> | DCP          | Current provisions for the setback of dual occupancies on corner lots is ambiguous and requires refinements.  | Agreed that such a provision provides consistency and clarifies the setback requirements for dual occupancies on corner lots and noted that the side setback requirements for multi-dwelling housing needs to be reinstated as per the current controls in both Wyong LEP 2013 and Gosford LEP 2013.   |
| <b>D13653735</b> | DCP          | Dual Occupancy - Clarification required whether laneways can be used as a primary access  | While this issue is addressed in the Access Section of the DCP Chapter it is agreed that a note in the setbacks section of the chapter will provide greater clarity regarding access and building orientation requirements.  |
| <b>D13536568</b> | DCP          | No reference to road and K&G requirements under Council's Civil Works Specification in the Subdivision DCP Chapter.   | Agreed - this is a typographical error - references to roads and kerb and gutter requirements need to be restored to the DCP.  |
| <b>D13548577</b> | LEP DCP      | Biodiversity, heritage, flooding and coastal provisions   | Comments relating to this submission are included in the 'Agency consultation submission summary and responses'.   |
| <b>D13563265</b> | LEP DCP      | 1. Schedule 5 fails to identify any registered Aboriginal places across the CC. There are 3 registered Aboriginal places listed under the National Parks and Wildlife Act. These should be referenced in Schedule 5 of the LEP and mapped. There are also thousands of sites of cultural significance on the AHIMS which are generally not disclosed in mapping. Council should do due  | 1. These sites will be considered as part of the Heritage review currently being undertaken for stage 2 of the comprehensive LEP Review. The submission has been referred to Council's heritage officer and further consultation will be undertaken with NPWS, Premier & Cabinet (Heritage) Darkinjung LALC and other relevant stakeholders.<br>2. In response to public submissions and consultation with Council a decision has been made to further refine the criteria being applied to the zoning of Deferred Matters lands currently subject to IDO No.122. At this stage land |

| Document No. | LEP/ DCP/ DM | Issue  | Comment   |
|--------------|--------------|--|---|
|              |              | <p>diligence in relation to cultural sites in vicinity of proposal.</p> <p>2 Supports COSS and notes proposal does not extend COSS. Darkinjung will NOT support the transfer of Darkinjung LALC land to Council for inclusion in COSS network. the intent and objectives of COSS can be satisfied while in Darkinjung ownership.</p> <p>3. Consider SEPP (Aboriginal Land) 2019 and the four sites identified in Comprehensive LEP</p> <p>4. Support Small Lot Housing in R2 zone for delivery of affordable housing</p> <p>5. Darkinjung supports the UDIA submission to DPIE to include an Additional Local Provision in part 7 of the LEP to enable seniors living development in Business zones and Environmental zones</p> <p>6. Cl 20 of Gosford IDO 122 provides flexibility for boundary adjustments and seeks to preserve dwelling entitlement. Cl 4.2 of draft CCLEP does not carry this over. SEPP Exempt and Complying also does not provide the flexibility required for boundary adjustments. Cl 4.2C of Lake Mac LEP 2014 is an example where a more flexible approach is used.</p> <p>7. Cl 4.1E of Lake Mac LEP 2014 also allows creation of undersized lots to provide for longer term environmental outcomes and this is suggested for consideration.</p> <p>8. The min. lot size for dual occupancy is not in line with the Low-Rise Medium Density Housing Code and SEPP Exempt and Complying.</p> <p>9. Dual occupancy setback- should be the existing 0.9m and not 4.5m as proposed</p> <p>10. DCP CH 2.4 Subdivision 2.4.2.3 Cut, Fill and Earthworks is outdated and impractical. Retaining walls should be assessed on merit</p> <p>11. DCP Ch 3.1 Flooding - mapping not provided</p> | <p>within these areas and outside of the current Coastal Open Space System (COSS) will maintain their current land use zoning provisions. Landowners will be further consulted prior to any land use zoning change being made to their land. All land identified as COSS is proposed to be zoned E2 Environmental Conservation. It is noted those sites highlighted in the submission are proposed COSS and the zoning of these lands will remain unchanged at this time.</p> <p>3. The SEPP does not require amendment to the CCLEP at this stage.</p> <p>4. The R2 Low Density Residential zones of the Central Coast are generally a conversion of the previous 2(a) low density residential zone which are commonly located further away from centres where residents have an expectation of a certain level of amenity which may be impacted by development of a higher density. As such the introduction of small lot housing is not considered appropriate across all R2 land on the Central Coast. The R1 General Residential zone is better suited to this form of development due to its location and proximity to essential services and public transport. Provisions for variations to minimum lot size are proposed to be retained in the LEP for land within the R1 zone as the former Gosford LGA will retain a minimum lot size of 550m<sup>2</sup> in this zone. In developing strategic documents to permit the development of greenfield areas, Council does not require the inclusion of small lot subdivision on R2 zoned land in order to meet its dwelling targets. The draft Affordable Housing Strategy includes recommendations that will be further considered as part of the development of Council's Comprehensive LEP which will include considering whether smaller lots in residential areas address housing affordability issues.</p> <p>5. The process currently being undertaken by Council is an LEP and DCP consolidation process and is the first stage of the Comprehensive Review of Council's planning controls. The consolidation process is not the appropriate means to introduce new provisions. Any such consideration would require the submission of a separate planning proposal supported by appropriate studies relating to the land use and lands identified.</p> <p>6. Amendment 36 to WLEP 2013 and Amendment 38 to GLEP 2014 was published on 1 November 2019 and inserted a new clause to enable boundary adjustments for land zoned RU1 Primary Production, RU2 Rural Landscape, E2 Environment Conservation, E3 Environmental Management or E4 Environment Living where no additional lots or dwelling entitlements are created and the resultant lots achieve a superior outcome for either agricultural or environmental protection or management. This provision will be included in</p> |

| Document No.     | LEP/ DCP/ DM | Issue   | Comment  |
|------------------|--------------|---|--|
|                  |              |   | <p>the final CCLEP when made. It is noted that there was text missing from draft Cl 4.2A in relation to minor boundary realignment - this was an error and will be reinstated.</p> <p>7. A new clause similar to Clause 4.1E Exceptions to minimum lot sizes for biodiversity conservation in Lake Macquarie LEP 2014 was investigated in the preparation of the Miscellaneous Amendment Planning Proposal. It was concluded that this issue should be considered as part of the preparation of the Comprehensive Central Coast LEP, where it can be informed by Council's Central Coast Biodiversity Strategy. The draft Biodiversity Strategy is currently being finalised for public exhibition.</p> <p>8. The Low-Rise Medium Density Housing Code allows for Councils to set minimum lot size for dual occupancy development under their LEPs. These lot sizes proposed are consistent with that currently outlined in the Wyong DCP 2013 and Gosford LEP 2014 and are considered appropriate for the Central Coast LGA.</p> <p>9. The existing 0.9m rear setback is from Wyong DCP 2013. The submission does not mention the 3m setback of Gosford DCP 2013 nor that the rear dwelling in dual occupancy developments are limited to single storey in the R2 zone under Wyong LEP 2013. The 4.5m setback is consistent with the proposed rear setback for multi-dwelling housing providing a similar impact to what would be expected in an R1 zone and considers that under the existing provisions of Chapter 2.1 Dwelling Houses and Secondary Dwellings the following rear setback provisions apply: for single storey development - 0.9 m for a maximum width 50% of the length of the rear boundary, for any other part of the building with a height of up to 4.5m - 3m and for any part of the building with a height greater than 4.5m – 6m.</p> <p>10. Limitations on boundary cut and fill requirements are considered appropriate and any variation to the controls will require consideration of the relevant objectives.</p> <p>11. The Consolidated Floodplain Management Chapter of the DCP has been deferred until consistent and complete floodplain mapping for the LGA is available. At this stage Council will continue with the existing flooding and water cycle management controls.</p> |
| <b>D13685671</b> | LEP          | 1. Object to retention of Serviced Apartments in the B6 & B7 zone. Issues raised relate to recent court case, <i>Codling v CCC</i> [2019] NSW LEC 1158. Draft CL 7.14 does not limit serviced apartments and there is no height or FSR in some B6 and B7 zoned lands to | A review of residential flat buildings and serviced apartments in the B6 and B7 zones has been undertaken. These land uses are not appropriate in the B6 and B7 zones. These land uses detract from and conflict with the zone objectives and are an under-utilisation of land potential. These zones generally have low amenity for residential housing and are surrounded by industrial uses with  |

| Document No. | LEP/ DCP/ DM | Issue  | Comment  |
|--------------|--------------|--|--|
|              |              | <p>assist in limiting the scale.</p> <p>2. Object to Residential flat buildings in B6 zone. This land use undermines the objectives of the zone and the intention of draft Clause 7.14. This land use will impact on the operation of business uses in this zone. no height and FSR in some B6 zone lands may result in residential overdevelopment. this land use conflicts with other permissible uses in the zone. In addition, residential developments require a certain level of amenity which may be impacted by the other permissible uses in this zone.</p> <ul style="list-style-type: none"> <li>• The B6 and B7 zones cannot provide for the high level of amenity expected by the residential occupants of medium-large scale residential accommodation. Light industrial and other (non-residential) land uses may need to operate on a 24-hour basis. There is limited land available where such uses can locate without the potential to impact on residential amenity. The expectations of future residents will be at odds with the needs of the non-residential business occupants. The residential accommodation will have the potential to compromise B6 and B7 zoned land for employment and business-related purposes.</li> <li>• The economic demand for light industrial and warehousing activities cannot compete as readily for land against the economic demands and drive for residential accommodation. The more density with which the latter can potentially be developed to, the more profitable it is and the more it can compete much more readily for limited B6 and B7 land.</li> <li>• There is a genuine concern that allowing for unrestricted residential accommodation of a medium to large scale will potentially result in a decline in the business character and an increase in residential character. There are no planning controls within the current and draft B6 and B7 zones to limit</li> </ul> | <p>potential for land contamination and conflict issues. The objectives of both the B6 and B7 zones under the draft Central Coast Local Environmental Plan (CCLEP) include provision for limited residential accommodation where it is part of a mixed-use development. It is recommended that residential flat buildings and serviced apartments be prohibited in the B6 zone and serviced apartments be prohibited in the B7 zone. Further consideration should be given to these zones and land uses as part of the next stage of the comprehensive LEP review.</p> |

| Document No. | LEP/ DCP/ DM | Issue  | Comment   |
|--------------|--------------|--|---|
|              |              | <p>the focus and primary purpose of the B6 and B7 zones changing to residential (and away from being primarily business and employment based).</p> <ul style="list-style-type: none"> <li>• There does not appear to be any overwhelming benefits (or necessity) to permitting medium to large scale residential accommodation within the B6 and B7 zones. There is currently plenty of land available within the Central Coast LGA for medium to large scale residential accommodation (in better serviced and more central locations with better available residential amenity) but not the same can be said for the limited land available primarily for business park, light industrial, warehousing land uses which have an important purpose of local job creation and economic growth to sustain the Central Coast population into the future.</li> </ul> |   |
| D13432554    | LEP          | Request amend Clause 4.1D to allow existing dual occupancies to be subdivided  | Amendment No. 28 to WLEP 2013 proposes to amend Clause 4.1B (CI 4.1D in draft CCLEP) to permit the subdivision of an existing lawfully erected dual occupancy in the R1 and R2 zones. This amendment is certain and imminent and once gazetted will also be included in the Consolidated LEP. |

## Summary of Amendments (Post-Exhibition)

The following tables summarise and discuss the amendments proposed to be made to the consolidated Central Coast Local Environmental Plan (CCLEP) and Central Coast Development Control Plan (CCDCP) having regard for the consideration of submissions received during the agency and public exhibition processes.

Table 1 Proposed CCLEP Amendments and Discussion Post-exhibition

| LEP Amendments  | Discussion   |
|---|--|
| Lands currently identified as Deferred Matters under <i>Gosford Local Environmental Plan 2014</i> (GLEP 2014) to maintain their current land use zoning provisions and be removed from CCLEP mapping.               | Submissions and further review have identified issues with the methodology used to establish the proposed zoning of Deferred Matters land.   |
| Retention of the current zoning of land under GLEP 2014 for those parcels identified to be rezoned in the exhibited planning proposal to be consistent with the adjacent Deferred Matters proposed land use zoning. | Some land currently under GLEP 2014 located adjacent to the Deferred Matters lands were proposed to be rezoned in line with the methodology used to establish the proposed zoning of Deferred Matters land and should retain the current zoning. |
| Height of building map currently applying to the R2 Low Density Residential zone under GLEP 2014 will be retained and included as a mapping layer for the CCLEP.  | In response to submissions and agreed to in consultation with Council in September 2019.   |
| Lot 1 DP 394499 No. 27 Althorp Street, East Gosford be zoned R1 General Residential.  | Clearly evident that the zoning of RE1 was an error and the R1 zone is supported by the previous GLEP 2014 Planning Proposal and exhibited Land Zone Map.  |
| The minimum lot size map applying to the R2 Low Density Residential zone under GLEP 2014 will be retained (where mapped at 550m <sup>2</sup> ) and included as a mapping layer for the CCLEP.                       | In response to submissions and agreed to in consultation with Council June 2020.   |
| Residential flat buildings, multi dwelling housing and serviced apartments be prohibited in the B6 Enterprise Corridor zone and Serviced apartments be prohibited in the B7 Business Park zone.                     | Removal of land uses that detract from and conflict with the zone objectives. Further detail in the main body of the 9 December Report – Item 10 under response to public submissions.   |
| Clause 7.14 be amended to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing      | Amend to clarify that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for  |

| LEP Amendments  | Discussion  |
|---|---|
| and ground floor business or retail premises.   | shop top housing and ground floor business or retail premises.<br><br>Considered in the main body of the 9 December Report – see Item 11 under response to public submissions.  |
| Clause 7.22 and relevant map layer be amended to apply only to land currently zoned E2 Environmental Conservation under the GLEP 2014.  | To clarify that the dwelling entitlement only applies to those lands currently zoned E2 under the GLEP 2014 where a dwelling entitlement currently exists.  |
| CCLEP Schedule 5 Item Number 173 'Kendalls Glen Memorial' be retitled "'Kendalls Glen" reserve, rock and memorial'.   | Amends anomaly - Draft CCLEP Schedule 5 Item Number 173 identifies 'Kendalls Glen Memorial' but does not include the reserve and rock.<br><br>Considered in the main body of the 9 December Report --see Item 15 under response to public submissions |
| Include in Schedule 5 as an item of state heritage significance and show on the Heritage Conservation Map 'Calga Aboriginal Cultural Landscape' situated on Lot 1 DP 1006218; Part Lot 40 DP 1087374; Part Lot 45 DP 1197008; Part Lot 108 DP 755221; Lot 1 DP 805358; Part Lot 2 DP 805358; Part Lot 235 DP 822125 as per the listing on the State Heritage Register.  | Inclusion of item of State Significance in Schedule 5 consistent with the listing on the State Heritage Register and in response to agency submission. Considered in the main body of the 9 December Report -refer to agency consultation             |
| Additional Permitted Use to be included in Schedule 1 of CCLEP and shown on the Additional Permitted Use Map Layer to permit the following land uses on Lot 204 DP 747845; Lot 205 DP 747845; Lot 20 DP 859538; and Lot 21 DP 859538:<br>Camping grounds; Caravan parks; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Tourist and visitor accommodation | No environmental impact – retaining current permissible uses.<br><br>Considered in the main body of the 9 December Report – see Item 17 under response to public submissions  |
| Clause 4.2A (3)(e) to be amended to include provision for minor realignment of boundaries as per current clause in WLEP 2013.   | Inclusion of subclause 3(e) that was erroneously excluded from draft provision when exhibited as per explanation in 9 March Council Report see Item 18 under response to public submissions.  |

| LEP Amendments   | Discussion  |
|--|---|
| Amendment to include WLEP 2013 Clause 4.1B (4A) Development consent may be granted to the subdivision of land on which a dual occupancy had been lawfully erected to create 2 lots of a size that is less than the minimum size shown on the Lot Size Map in relation to that land, consistent with amendment 28 to WLEP 2013. | Consistency of adopted provision regarding subdivision of existing dual occupancies.  |
| Clause 4.2A and 7.22 – insert the word 'house' as this has been unintentionally omitted when referring to a 'dwelling house.'  | Fixing a typographical error as described.  |
| Clause 4.3A and 4.4A – amend the title to remove the words 'in certain Local Centres and Enterprise Zones' as these clauses apply to bonuses outside these areas.  | Fixing a typographical error as described.  |
| CCLEP – Minor typographical and clarification statements   | As referred to in 9 March Council Report.   |
| Inclusion of amendments which have come or will come into effect under GLEP 2014 and WLEP 2013 during or after the public exhibition of CCLEP and prior to the CCLEP coming into force.  | To enable the inclusion of amending LEP's and other relevant legislative changes that have been made since exhibition of the CCLEP. |



Table 2 Proposed CCDCP Amendments and Discussion Post-exhibition

| DCP Amendments   | Discussion   |
|--|--|
| Chapter 3.1 Floodplain Management - Retention of existing controls as per Council Resolution 112/19 of 11 February 2019.   | Interim retention of existing controls as per Council Resolution 112/19 of 11 February 2019.                       |
| Chapter 3.8 Acid Sulfate Soils – not to be adopted.  | Duplicates information covered in the LEP  |
| Chapter 3.9 Erosion and Sediment Control – not to be adopted.  | Information provided within State Government Guidelines.   |
| The inclusion and adoption of DCP Chapters and amendments which have come or will come into force under Wyong DCP 2013 and Gosford DCP 2013 during or after the public exhibition of CCDCP and prior to the CCDCP coming into force. | To enable the inclusion of new DCP Chapters and changes that have been made to DCPs since exhibition of the CCDCP. |
| CCDCP – Minor typographical and clarification statements   | Minor errors and updates to reflect changes to related documents occurring since exhibition (see table 3 below).   |

Table 3 Proposed CCDCP Minor Typographical and Clarification Statements - Amendments Post-exhibition

| Issue  | Amendment   |
|--|---|
| Table 2 of Chapter 2.4 deals with additional minimum lot size requirements for sloping or steep sites. This guidance may potentially conflict with the minimum lot size map of the LEP where the minimum lot size under the LEP exceeds that in the DCP table. | Amend:<br>Chapter 2.4 - Table 2 and add text to clarify that this guidance is subject to the minimum lot size requirements of the CCLEP.  |
| Improved clarity of requirements for small lot housing proposals (permissible in the R1 zone) under Ch 2.4.  | Amend:<br>2.4.4.1 - Alter to indicate, that dwelling designs must comply with Chapter 2.1, that battle-axe lots are not appropriate, all lots are to have direct access to a public road, that corner lots dwelling designs are to address both street frontages and must provide for required sight lines.<br>Add a note to require that small lot locations within a larger subdivision need to be contiguous and clearly designated. |
| Clarification of conflict in controls – parking side setbacks for dual occupancies.  | Amend:<br>2.2.8.2.2 – Ground Level Parking - amend side setback from 1m to 500mm as per exhibited diagram.  |

| Issue   | Amendment   |
|---|---|
| Remove additional storage requirements for dual occupancy and townhouse development – should only be applied to residential flat buildings. | Delete:<br>2.2.7.6 - Delete storage requirements.   |
| Reinforcement and clarification of site slope requirements for battle-axe lots.   | Add:<br>2.4.3.4 – add a note to reinforce that site slope/ lot size controls will be considered in calculating the minimum lot size for a battle-axe lot.   |
| Alter the provisions for ancillary retail development related to industrial development to align with the provisions within the LEP.        | Amend:<br>2.9.2.25 - Change from 10% or 500m sq. to 20% or 400m sq. for maximum ancillary retail development.   |
| Clarification and refinement – Ch 2.14 Site Waste Management.   | Ch 2.14 - Hyperlink to Waste Management Guidelines.   |
|   | Add:<br>Ch 2.3 - Part 2.3.10.3 Garbage and Waste Services, Requirements, refers to Chapter 3.1 and should refer to Chapter 2.14.  |
|   | Add:<br>Ch 2.4 & Ch 2.8 - add a reference to Ch 2.14 and as a related chapter.  |
|   | Delete:<br>Ch 2.5 photograph Part 2.5.7 removed.  |
| Additional information providing clarification of information that is to be provided when applying to subdivide a dual occupancy.           | Add:<br>2.2.11.5 DUAL OCCUPANCY SUBDIVISION<br>a. Applications for subdivision of dual occupancy development where permissible must include the following information:<br>i. proposed plan of subdivision;<br>ii. details of proposed easements, rights of carriageway or restrictions as to user;<br>iii. details of the location of any existing easements or services on site and proposed services for each dwelling; |
| Typographical omission – reference to Civil Works Guidelines for subdivision road and associated works.                                     | Add:<br>2.4.2.8 Roads Paths and Cycleways - requiring reference to Civil Works Spec and kerb and gutter requirements.   |
| Additional text required to provide clarification of side setback requirements for dual occupancies on corner lots.                         | Add:<br>2.2.5 e<br><i>Note: On corner allotments the side street is generally taken to be the boundary with the greater frontage.</i>   |
|   | Add:  |

| Issue  | Amendment   |
|--|---|
|  | <p>2.2.5 f Detached dual occupancy on a corner allotment</p> <p>i. A detached dual occupancy on a corner lot is required to address both street frontages. Each dwelling will have a frontage to a "nominated" primary road. Setbacks to the other boundaries on the site will be side boundary setbacks.</p> |
| <p>Additional text required to provide clarification of side setback requirements for multi dwelling housing on corner lots.</p> | <p>Add:</p> <p>2.2.5 g Corner Allotments side street -multi dwelling housing.</p> <p>i 3.0m, plus compliance with sight preservation lines.</p>   |
| <p>Clarification regarding primary access requirements for dual occupancies.</p>   | <p>Add:</p> <p>2.2.5 a</p> <p><i>Note: Dwellings must have direct access to a public road for pedestrian access, mail and waste collection.</i></p>   |
| <p>Ch 2.12 Waterfront Structures – jetty length conflicts.</p>   | <p>Amend:</p> <p>2.12.4.3</p> <p>Jetty length for Lake Macquarie reduced from 50m to 30m.</p>   |
| <p>Zoning References – retention of deemed EPIs.</p>   | <p>Amend:</p> <p>Reintroduce the existing zoning to Chapters 5.14 and 5.16. At this stage the areas covered by these zones will retain their current zonings (e.g. IDO 122 7(a) and not E2).</p>  |

## **Central Coast Local Environmental Plan Development Control Plan Background Information, Strategic Assessment and Roadmap for the Central Coast Comprehensive Local Environmental Plan and Development Control Plan Project**

The following provides further information regarding the initiation, preparation and strategic assessment of the consolidated Central Coast Local Environmental Plan (CCLEP) and Central Coast Development Control Plan (CCDCP). It also provides information as to how the CCLEP and CCDCP relate to the development of a comprehensive Central Coast Local Environmental Plan and Development Control Plan.

### **1. Consolidated CCLEP and CCDCP Background Information**

#### **a) Resolution to Prepare the Consolidated CCLEP and CCDCP**

On 23 November 2016 Council resolved to prepare a Planning Proposal to consolidate the provisions of the planning instruments which operates across the Central Coast Local Government Area (LGA). Council also resolved to prepare a consolidated DCP to support the draft CCLEP. The Planning Proposal was assessed and supported by the DPIE and a Gateway Determination was issued on 26 October 2017.

The draft CCLEP and CCDCP is also known as the "Consolidation LEP/DCP" and was developed to harmonise planning controls across the Central Coast. The draft CCLEP and CCDCP is the first step in producing a Comprehensive LEP and DCP for the Central Coast. This will be informed by a number of strategic studies which will investigate housing supply and demand, employment lands, rural and environmental lands, which would then amend the CCLEP and CCDCP in a series of phased LEP Amendments over a further 3-4 year time period. Work on these projects has commenced (see Project Roadmap in Section 3 below).

#### **b) Agency and Community Consultation**

Consultation undertaken in support of the draft CCLEP and CCDCP consolidation process included agency consultation from December 2017 and through 2018 and public exhibition from 6 December 2018 to 28 February 2019. In addition to the statutory exhibition requirements this process included four Public Sessions, six Pop-Up Sessions at various centres across the Central Coast and an additional industry session. There were 756 public submissions received during the exhibition period. A summary of this consultation and other relevant supporting information is documented in the Enclosure which includes the Report to Council 9 March 2020 and Report to Council 9 December 2019 and summaries of public and agency submissions.

#### **c) Councillor Consultation**

In addition, the following consultation with the Councillors has been conducted:

- 27 November 2017 –Briefing
- 24 September 2018 – Briefing prior to exhibition
- 3 September 2019 - Workshop
- 5 September 2019 – Workshop
- 9 December 2019 – Report to Council post-exhibition
- 16 Jan 2020 – Additional information requested 9 December provided
- 9 March 2020 – Report to Council post-exhibition
- 18 May 2020 – Briefing – Submissions/Spot rezoning requests
- 26 May 2020 - Briefing Note – Impact of Council Resolutions of 9/3/20
- 1 June 2020 – Briefing on Council Resolutions 9/3/20
- 17 June 2020– 31 July 2020 - Questionnaire to Councillors requesting feedback on issues from Resolutions of 9/3/20.
- Council Briefing Scheduled for November 2020 prior to consideration of this report (not undertaken due to commencement of Council Administration)

d) Ongoing Correspondence

Between the 9 December 2019 and the 9 March 2020 Council meeting significant additional correspondence including, MP Requests, Community and Progress Association letters, general late submissions, and representations to Councillors were received and addressed. Much of this additional correspondence related to changes to existing residential controls in the former Gosford LGA and requests for a review of controls related to individual properties.

The Council Resolutions of 9 March 2020 provided a significant departure from the proposed recommendations put forward by staff in the report to Council. These resolutions provide the information and guidance required for staff to address the concerns of Council.

## **2. CCLEP and CCDCP Strategic Assessment**

The CCLEP and CCDCP have been developed having regard for the *Central Coast Regional Plan 2036 (CCRP 2036)*, *One-Central Coast Community Strategic Plan 2018 -2028 (CSP)* and other relevant Strategies including but not limited to the *Central Coast Regional Plan (CCRP) 2036*, and *Council's Local Strategic Planning Statement*.

### a) Central Coast Regional Plan 2036 Assessment

An assessment of the proposal against the Goals, Directions and Actions of the CCRP has been undertaken. The assessment demonstrated that the proposal is able to assist or is consistent with the Directions of the CCRP.

Through the creation of a harmonised planning framework across the Central Coast, the proposal will provide greater certainty for new development as land use planning provisions across the region will be more consistent.

### b) Central Coast Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) was endorsed by Council June 2020. The consultation and exhibition process for the CCLEP and CCDCP preceded the introduction of the LSPS. The adoption of the CCLEP and CCDCP directly addresses LSPS Priority 10 Action 1 to Deliver a Consolidated Local Environmental Plan and Development Control Plan to provide a single guiding document for land use and development for the Central Coast region. The LSPS states the following regarding the next steps in the LEP/DCP Review:

*Review and revision of Council's planning controls in consideration with the Local Strategic Planning Statement, will be delivered as part of Council's comprehensive review of the Local Environmental Plan (LEP) and the Development Control Plan (DCP). As a next step, many of the transformative ideas in this statement will result in strategies and studies being undertaken that will inform a new Local Environmental Plan for the Central Coast.*

**3. Roadmap for Central Coast Comprehensive Local Environmental Plan and Development Control Plan Project**

The CCLEP and CCDCP represents the first stage in the comprehensive review of planning controls which will ultimately result in a final Comprehensive LEP and DCP for the Central Coast. The Comprehensive LEP and DCP review process and the relationship between documents is shown below.

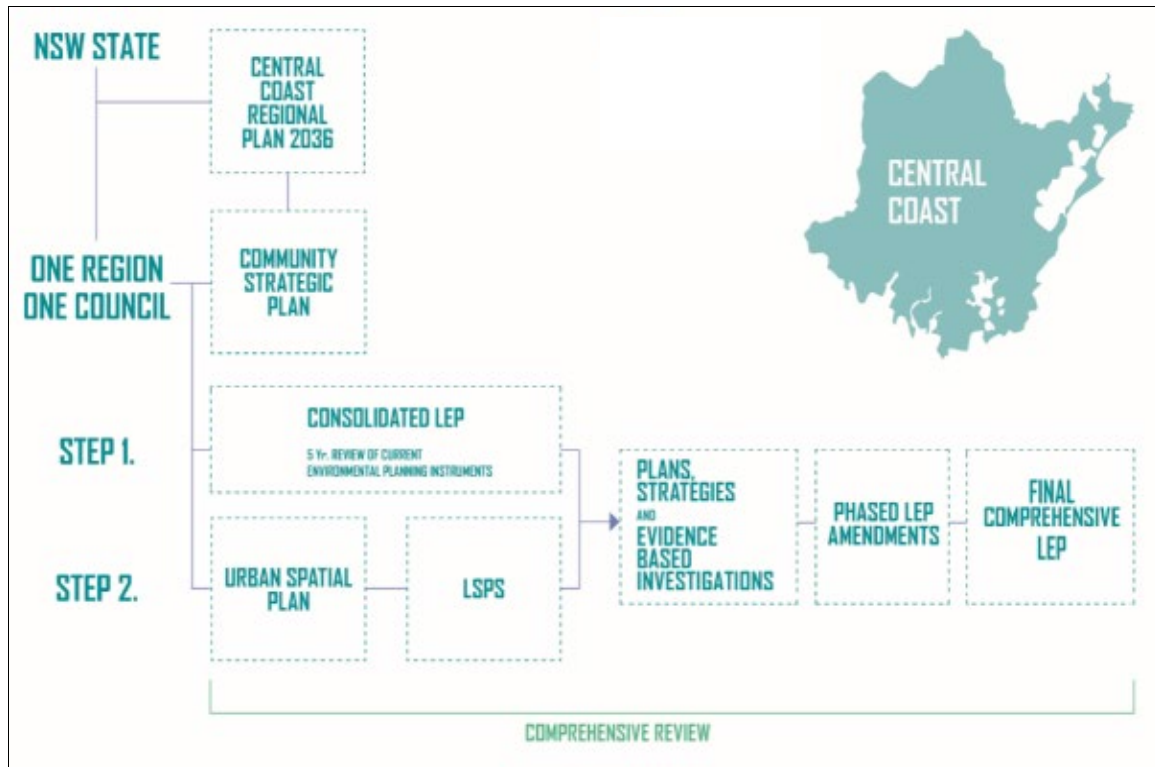


Figure 1 Project flowchart and relationships

The CCLEP and CCDCP represents the first stage in the comprehensive review of planning controls which will ultimately result in a final Comprehensive LEP and DCP for the Central Coast. The Comprehensive LEP and DCP review process and the relationship between documents is shown below.

Table 1 Comprehensive LEP/DCP Indicative Workprogram

| Task                                       | Timing   |
|--|--|
| Stage 1: Project Endorsement               | January 2020   |
| Stage 2: Research, Review & Investigations | January 2020 – June 2023<br><i>Deliverables:</i><br>01 Rural Land Use Review and Strategy<br>02 Housing Strategy<br>03 Retail Centres Hierarchy & Strategy |

| Task                    | Timing   |
|-------------------------|--|
|                         | 04 Centres Review & Strategies (including Gosford SEPP and other centre strategy reviews)<br>05 Biodiversity Strategy (Implementation Projects) & Environmental Lands Review<br>06 Employment Lands Study & Strategy<br>07 Indigenous and Non-indigenous Heritage Review & Strategy<br>08 Traffic, Transportation and Movement Study & Strategy<br>09 Servicing and Infrastructure Capacity Review<br>010 Other zone reviews<br>011 Miscellaneous LEP provisions review, including Local Character Assessments<br>012 Standard DCP |
| Stage 3: Implementation | June 2022 – December 2024<br><i>Phased Amendments:</i> <ul style="list-style-type: none"> <li>- Rural and Environmental Lands (2022/2023)</li> <li>- Residential and Employment Lands (2022/2023)</li> <li>- Town Centres &amp; Business Zones (2022/2023)</li> <li>- Miscellaneous Provisions (2023/2024)</li> </ul>  |

Several of the projects mentioned above have been commenced including the Rural Land Use Review and the Employment Lands Study. All projects rely on the completion of the CCLEP and CCDCP Consolidation Project to facilitate their implementation.

As per the relevant recommendation within the Council report (14 December 2020), the Environmental Lands Review and Biodiversity Strategy (Implementation Projects) will be commenced once a decision is made to finalise the draft CCLEP and CCDCP. Additionally, a high priority will be given to completing a land use review and Planning Proposal on Council's Strategic Planning work program of all 'deferred lands' to ensure that existing historic planning schemes can be quickly phased out and Standard Instrument Zones introduced.

While it is not ideal that this land remain a deferred matter, as shown in Figure 3, almost 95% of the LGA will be under one planning instrument for the assessment of the majority of development proposals and the implementation of the Comprehensive LEP/DCP work program. This will result in significant benefits for DA assessment as the same planning



controls and development requirements will be used across most of the Central Coast. It also provides a more simplified foundation upon which to further advance project work for the Comprehensive LEP.

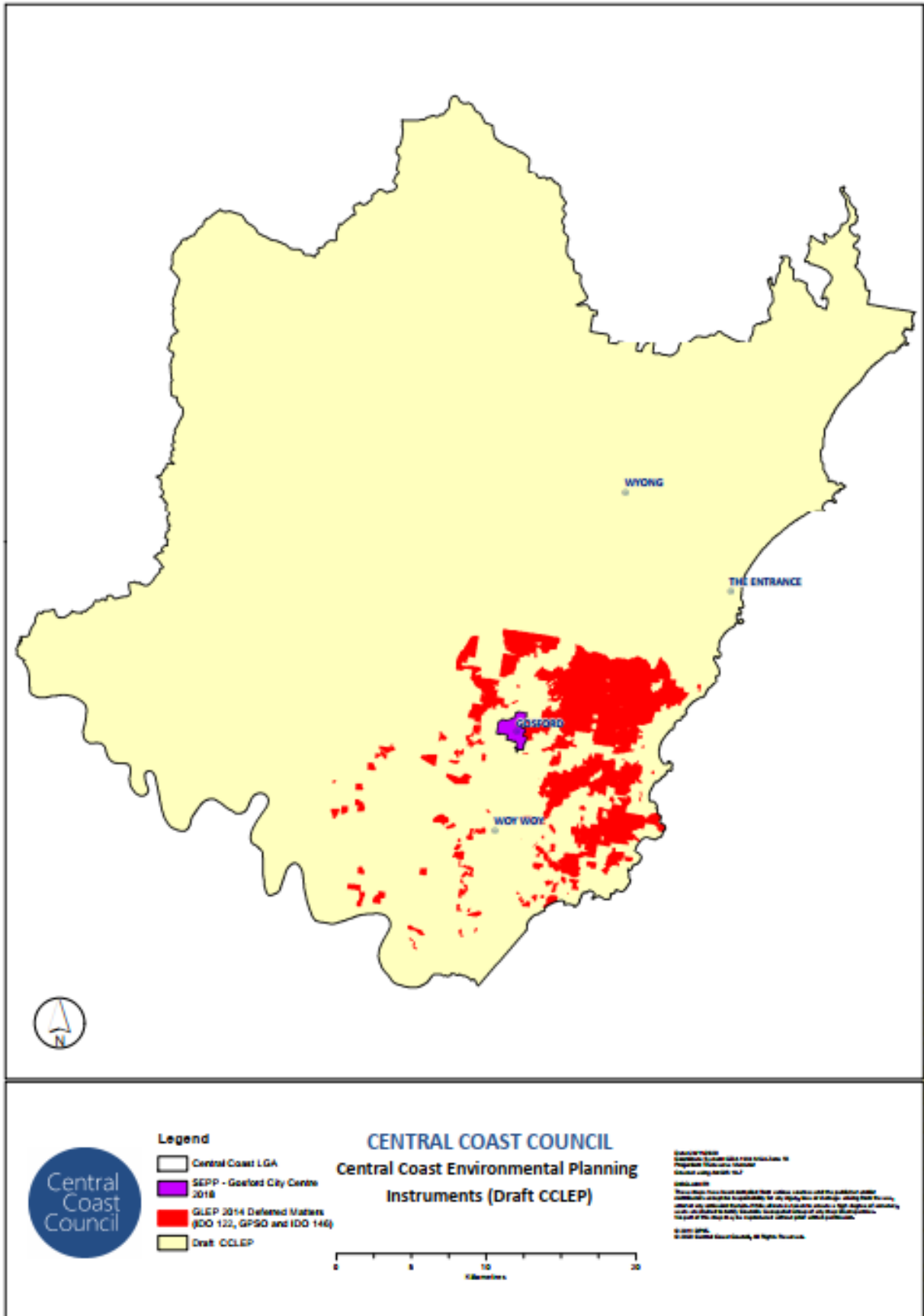


Figure 3 Central Coast Local Government Area Proposed Environmental Planning Instruments

## Council Resolution Responses and Actions

This attachment addresses previous recommendations of staff and resolutions of Council from the 9 March 2020 report to Council regarding the Central Coast Local Environmental Plan (CCLEP) and Central Coast Development Control Plan (CCDCP) (item 3.6). There are four components to this attachment:

1. The staff recommendations within the Council Report
2. The Council resolution after considering the Council Report
3. A discussion of the implications of the Council resolutions, and how the current recommendations of staff address the matters raised.
4. A discussion of the implications of the staff recommendations omitted from the Council resolutions, and how the recommendations of staff in this report address these matters.

### **1. Staff Recommendations – Council Report, 9 March 2020, Item 3.6**

The following are the recommendations of staff that were included in the report on the Outcomes of Public Exhibition of draft Central Coast Local Environmental Plan and draft Central Coast Development Control Plan considered by Council at its meeting 9 March 2020:

- 1 *That Council adopt the draft Central Coast Local Environment (CCLEP) and Central Coast Development Control Plan (CCDCP) as amended in response to issues raised during the public exhibition in line with the changes as follows:*

#### *CCLEP Mapping Amendments:*

- *Land zoned under the Interim Development Order No. 122 (IDO 122) which is outside of the current COSS will maintain its current land use zoning provisions and be removed from CCLEP mapping.*
- *Height of Building Map currently applying to the R2 Low Density Residential zone under Gosford Local Environmental Plan (GLEP 2014) will be retained and included in the CCLEP Height of Building Map.*
- *Lot 1 DP 394499 37 Althorp St, East Gosford be zoned R1 General Residential.*
- *Lot 27 DP 264579 26A Strand Ave, Narara be zoned E2 Environmental Conservation.*
- *Lot 1 DP 363605 165 Koolang Rd, Green Point and Lot 299 DP755234 150 Koolang Rd, Green Point be zoned SP1 Special Activities Sanitary Depot.*

- *Zone the GPSO portion of Lot 8 DP 802107 Central Coast Hwy, Kariong from 2(a) Residential to R2 Low Density Residential and 5E Arterial Road to E2 Environmental Management.*
- *Amend the Dwelling Opportunity Map to only include land zoned E2 Environmental Conservation under GLEP 2014 immediately prior to the commencement of the CCLEP.*
- *Amend the Heritage Map to include Lot 1 DP 716236 Central Coast Hwy, West Gosford in Item 173 "Kendalls Glen" reserve, rock and memorial.*
- *Amend the Heritage Map to include Calga Aboriginal Cultural Landscape' on Lot 1 DP 1006218 38 Darkinjung Rd, Calga; Part Lot 40 DP 1087374 1 Darkinjung Rd, Calga; Part Lot 45 DP 1197008 Pacific Hwy, Calga; Part Lot 108 DP 755221 69 Cooks Rd, Glenworth Valley; Lot 1 DP 805358 2306 Peats Ridge Rd, Calga; Part Lot 2 DP 805358 2308 Peats Ridge Rd, Calga; Part Lot 235 DP 822125 1 Darkinjung Rd, Calga.*
- *Amend the Additional Permitted Use Map to include "Old Sydney Town" site on Lot 20 DP 859538 66 Myoora Rd, Somersby; and Lot 21 DP 859538 and Lots 204 and 205 DP 747845 945 Old Pacific Hwy, Somersby.*

*CCLEP Instrument Amendments:*

- *Residential flat buildings, multi dwelling housing and serviced apartments be prohibited in the B6 Enterprise Corridor zone and Serviced apartments be prohibited in the B7 Business Park zone.*
- *Clause 7.14 be amended to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing and ground floor business or retail premises.*
- *Clause 7.22 be amended to apply only to land currently zoned E2 Environmental Conservation under the GLEP 2014.*
- *CCLEP Schedule 5 Item Number 173 'Kendalls Glen Memorial' be retitled "Kendalls Glen" reserve, rock and memorial and applied to Lot 1 DP 716236 Central Coast Hwy, West Gosford and road reserve.*
- *Include as an item of state heritage significance 'Calga Aboriginal Cultural Landscape' situated on Lot 1 DP 1006218 38 Darkinjung Rd, Calga; Part Lot 40 DP 1087374 1 Darkinjung Rd, Calga; Part Lot 45 DP 1197008 Pacific Hwy, Calga; Part Lot 108 DP 755221 69 Cooks Rd, Glenworth Valley; Lot 1 DP 805358 2306 Peats Ridge Rd, Calga; Part Lot 2 DP 805358 2308 Peats Ridge Rd, Calga; Part Lot 235 DP 822125 1 Darkinjung Rd, Calga as per the recent listing on the State Heritage Register.*

- *Additional Permitted Use to be included in Schedule 1 of CCLEP and shown on the Additional Permitted Use Map Layer to permit the following land uses on the former "Old Sydney Town" site at and Lot 21 DP 859538, Lots 204 and 205 DP 747845 945 Old Pacific Hwy, Somersby; and Lot 20 DP 859538 66 Myoora Rd, Somersby: Camping grounds; Caravan parks; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Tourist and visitor accommodation; and Veterinary hospitals.*
- *Clause 4.2A (3)(e) to be amended to include provision for minor realignment of boundaries as per WLEP 2013.*
- *Clause 4.2A and 7.22 – insert the word 'house' which has been unintentionally omitted when referring to a 'dwelling house'.*
- *Clause 4.3A and 4.4A – amend the title to remove the words 'in certain Local Centres and Enterprise Zones'.*
- *CCLEP – Minor typographical and clarification statements.*

*CCDCP Amendments:*

- *Chapter 3.1 Floodplain Management and Water Cycle Management – Adoption of existing controls as per Council Resolution 112/19 of 11 February 2019.*
  - *Chapter 3.8 Acid Sulfate Soils – not to be adopted.*
  - *Chapter 3.9: Erosion and Sediment Control – not to be adopted.*
  - *CCDCP – Minor typographical and clarification statements.*
- 3 *That Council request The Department of Planning, Industry & Environment, under Section 3.36 of the Environmental Planning and Assessment Act 1979, to defer the inclusion of lands zoned under Interim Development Order 122 (IDO 122), exclusive of Council owned land identified as Coastal Open Space System (COSS), from the draft CC LEP.*
  - 4 *That Wyong Local Environmental Plan 2013 (WLEP 2013), Gosford Local Environmental Plan 2014 (GLEP 2014), Gosford Planning Scheme Ordinance and Interim Development Order No. 146 (IDO 146) be repealed when CCLEP comes into effect.*
  - 5 *That Council forward a copy of the Planning Proposal and relevant supporting information to the Department of Planning, Industry and Environment requesting that the CCLEP is prepared.*
  - 6 *That Council give appropriate public notice within 28 days that the draft CCDCP will come into effect on the date the draft CCLEP comes into effect.*

- 7 *That Wyong DCP 2013 and Gosford DCP 2013 be repealed upon the commencement of Central Coast Local Environmental Plan.*
- 8 *That Council forward a copy of the final CCDCP to the Planning Secretary of the NSW Department of Planning, Industry & Environment.*
- 9 *That Council note Section 10.7 Certificates as to the adoption of CCLEP and CCDCP when made.*
- 10 *That Council resolve that the CEO may make other minor alterations to the planning proposal, draft CCLEP and draft CCDCP as deemed necessary.*
- 11 *That Council advise all those that made a submission of the decision.*

## 2. Council Resolution - Council Report, 9 March 2020, Item 3.6

The following are the resolutions of Council that were made in response to the report on the Outcomes of Public Exhibition of draft Central Coast Local Environmental Plan and draft Central Coast Development Control Plan considered by Council at its meeting 9 March 2020.

Resolutions of the Council which were different, or in addition to the staff recommendations are shown in red text. These are further discussion in Section 3 below. Those staff recommendations which were omitted by Council in its resolution are further discussion in Section 4 below.

170/20 That Council support the following changes to the draft CCLEP and CCDCP as follows:

### Draft CCLEP

- a Height of Building Map currently applying to the R2 Low Density Residential zone under Gosford Local Environmental Plan (GLEP 2014) will be retained and included in the CCLEP Height of Building Map.
- b That the CCLEP retain the Minimum Lot size of 550 sq m for lands currently zoned R2 in the former Gosford LGA with a minimum lot size of 550 sq m through the use of an overlay map.
- c Replace the proposed CCLEP Clause 4.1F with the Gosford LEP 2014 clause 4.1B.
- d Amend the Dwelling Opportunity Map to only include land zoned E2 Environmental Conservation under GLEP 2014 immediately prior to the commencement of the CCLEP.
- e Amend the Heritage Map to include Lot 1 DP 716236 Central Coast Hwy, West Gosford in Item 173 "Kendalls Glen" reserve, rock and memorial.
- f Amend the Heritage Map to include Calga Aboriginal Cultural Landscape' on Lot 1 DP 1006218 38 Darkinjung Rd, Calga; Part Lot 40 DP 1087374 1 Darkinjung Rd, Calga; Part Lot 45 DP 1197008 Pacific Hwy, Calga; Part Lot 108 DP 755221 69 Cooks Rd, Glenworth Valley; Lot 1 DP 805358 2306 Peats Ridge Rd, Calga; Part Lot 2 DP 805358 2308 Peats Ridge Rd, Calga; Part Lot 235 DP 822125 1 Darkinjung Rd, Calga.
- g Residential flat buildings, multi dwelling housing and serviced apartments be prohibited in the B6 Enterprise Corridor zone and Serviced apartments be prohibited in the B7 Business Park zone.

- h* Clause 7.14 be amended to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing and ground floor business or retail premises.
- i* CCLEP Schedule 5 Item Number 173 'Kendalls Glen Memorial' be retitled "Kendalls Glen" reserve, rock and memorial and applied to Lot 1 DP 716236 Central Coast Hwy, West Gosford and road reserve.
- j* Include as an item of state heritage significance 'Calga Aboriginal Cultural Landscape' situated on Lot 1 DP 1006218 38 Darkinjung Rd, Calga; Part Lot 40 DP 1087374 1 Darkinjung Rd, Calga; Part Lot 45 DP 1197008 Pacific Hwy, Calga; Part Lot 108 DP 755221 69 Cooks Rd, Glenworth Valley; Lot 1 DP 805358 2306 Peats Ridge Rd, Calga; Part Lot 2 DP 805358 2308 Peats Ridge Rd, Calga; Part Lot 235 DP 822125 1 Darkinjung Rd, Calga as per the recent listing on the State Heritage Register.
- k* Clause 4.2A and 7.22 – insert the word 'house' which has been unintentionally omitted when referring to a 'dwelling house'.
- l* Lot 1 DP 394499 37 Althorp St, East Gosford be zoned R1 General Residential.
- m* Lot 27 DP 264579 26A Strand Ave, Narara be zoned E2 Environmental Conservation.
- n* Lot 1 DP 363605 165 Koolang Rd, Green Point and Lot 299 DP755234 150 Koolang Rd, Green Point be zoned SP1 Special Activities Sanitary Depot.
- o* Zone the GPSO portion of Lot 8 DP 802107 Central Coast Hwy, Kariong from 2(a) Residential to R2 Low Density Residential and 5E Arterial Road to E2 Environmental Management.
- p* Clause 7.22 be amended to apply only to land currently zoned E2 Environmental Conservation under the GLEP 2014.
- q* That Council introduce an additional provision to the CCLEP which does not alter the permissibility of Home Occupation (Sex Services) from the current WLEP 2013 and GLEP 2014 within the land that they currently apply.



## CCDCP

*r Amend the draft CCDCP to continue the current setbacks for the former Gosford LGA for Residential zones.*

*171/20 That Council include the following as part of the consultation for the LSPS:*

- Drafting of character statements for the former Wyong LGA in a similar format to those of the former Gosford LGA*
- Review the proposed permitted uses in zones*

*172/20 That Council refer the changes proposed in the draft CCLEP / CCDCP to relevant Council Advisory Committees for their consideration (including but not limited to changes to permitted uses in zones).*

*173/20 That Council;*

- a defer finalisation of the draft Consolidated LEP and Consolidated DCP until after the LSPS has been finalised*
- b consider a further report to Council that aligns the draft Consolidated LEP / DCP with the adopted Local Strategic Planning Statement including;*
  - i any proposed changes to the CCLEP / CCDCP*
  - ii any further work necessary, if applicable*
  - iii outlining how the draft CCLEP / DCP aligns with each Action in Council's Community Strategic Plan*

*174/20 That Council request that the Mayor seek a meeting with relevant staff from the Department of Planning, Interested Councillors, the Chief Executive Officer and Council staff to discuss and outline a process to take key strategic planning processes forward.*

*Resolved*

*177/20 That staff provide a briefing on the submissions made to the exhibition period of the draft CCLEP and draft CCDCP including but not limited to the following matters;*

- a removing the amalgamation provisions in respect to Orchard Road, Kangy Angy and*
- b rezoning the southern section of Wyreema Road, Warnervale back to R2 (currently R1)*
- c The additions to correct Wycob Property permissibility.*

### 3. Council Resolution Discussion and Response

Table 1 below identifies those resolution of Council of 9 March 2020 which were in addition, or contrary to the staff recommendations within the report. It discusses the implications of the resolution and the response proposed to be implemented through the CCLEP / CCDCP.

Table 1: Council Resolution Discussion and Response

| Council Resolutions  | Discussion / Implications   | Response  |
|--|---|---|
| <i>170/20 a Height of Building Map currently applying to the R2 Low Density Residential zone under Gosford Local Environmental Plan (GLEP 2014) will be retained and included in the CCLEP Height of Building Map.</i> | Mapping would need to be revised  | Adopt as per staff recommendation of 9 March 2020.  |
| <i>170/20 b That the CCLEP retain the Minimum Lot size of 550 sq m for lands currently zoned R2 in the former Gosford LGA with a minimum lot size of 550 sq m through the use of an overlay map</i>                    | The issue of a change in general minimum lot size from 550m <sup>2</sup> in the R2 Low Density Residential Zone was identified in many submissions generally due to concerns about potential unplanned subdivision.   | There is no objection to retaining a 550m <sup>2</sup> minimum lot size where it currently exists. Minimum lot size for residential development will be revisited in future stages of the Comprehensive LEP Review. |
| <i>170/20 c Replace the proposed CCLEP Clause 4.1F with the Gosford LEP 2014 clause 4.1B</i>   | <p>Clause 4.1 F of draft CCLEP relates to minimum lot size for dual occupancy in all residential zones.</p> <p>Clause 4.1 B of GLEP 2014 relates to minimum lot sizes for dual occupancy, multi dwelling housing, residential flat buildings and attached dwellings in the R1 General Residential Zone only. GLEP 2014 does not utilise the R3 Medium Density Zone. This clause does not apply to the R2 zone under GLEP 2014 as these land uses are prohibited in this zone.</p> <p>The intent of the replacement of this clause change was discussed at the 1 June 2020 Briefing of Council. It is understood that these concerns</p> | Retain the minimum lot size requirements and land use zone permissibility for dual occupancy development as publicly exhibited.   |

| Council Resolutions | Discussion / Implications  | Response |
|---------------------|--|----------|
|                     | <p>related to dual occupancy development. Other land uses were not discussed and there were no issues identified regarding minimum lot size for the land uses mentioned above apart from dual occupancy in public submissions.</p> <p>In an amendment to WLEP 2013 which came into force in 1 November 2019, a minimum lot size of 700m<sup>2</sup> for dual occupancy detached development was endorsed by Council. It is therefore appropriate that this now be applied consistently across the LGA. The inclusion of this clause will prevent dual occupancy being undertaken as complying development on lots as small as 400m<sup>2</sup>.</p> <p>There was significant public objection interest in the introduction of dual occupancy development in the R2 Low Density Residential zone of the former Gosford LGA.</p> <p>Dual occupancy is considered a reasonable land use in the R2 Zone for the following reasons:</p> <ul style="list-style-type: none"> <li>• Secondary dwellings are permissible in the R2 zone across the Central Coast effectively allowing two dwellings on suitable lots.</li> <li>• Dual occupancy development is restricted to two storeys in height and a maximum floor space ratio of 0.5:1 where not mapped under the LEP. This provides for a similar scale of development to that permitted for a single dwelling house.</li> <li>• There are provisions under CCDCP that limit the potential for dual occupancy development on constrained sites such as sloping</li> </ul> |          |

| Council Resolutions  | Discussion / Implications   | Response  |
|--|---|---|
|  | <p>sites or where appropriate access cannot be provided.</p> <ul style="list-style-type: none"> <li>• Council's adopted Affordable Housing Strategy promotes higher density development including multi-unit housing in the R2 zone.</li> </ul>       |   |
| <p><i>170/20 d Amend the Dwelling Opportunity Map to only include land zoned E2 Environmental Conservation under GLEP 2014 immediately prior to the commencement of the CCLEP.</i></p>   | <p>Retains dwelling entitlement on E2 land where they existed under GLEP 2014</p>   | <p>Adopt as per staff recommendation of 9 March 2020.</p> |
| <p><i>170/20 e Amend the Heritage Map to include Lot 1 DP 716236 Central Coast Hwy, West Gosford in Item 173 "Kendalls Glen" reserve, rock and memorial.</i></p>   | <p>Amends anomaly - Draft CCLEP Schedule 5 Item Number 173 identifies 'Kendalls Glen Memorial' but does not include the reserve and rock. Considered in the main body of the 9 December Report --see Item 15 under response to public submissions</p> | <p>Adopt as per staff recommendation of 9 March 2020.</p> |
| <p><i>170/20 f Amend the Heritage Map to include Calga Aboriginal Cultural Landscape' on Lot 1 DP 1006218 38 Darkinjung Rd, Calga; Part Lot 40 DP 1087374 1 Darkinjung Rd, Calga; Part Lot 45 DP 1197008 Pacific Hwy, Calga; Part Lot 108 DP 755221 69 Cooks Rd, Glenworth Valley; Lot 1 DP 805358 2306 Peats Ridge Rd, Calga; Part Lot 2 DP 805358 2308 Peats Ridge Rd, Calga; Part Lot 235 DP 822125 1 Darkinjung Rd, Calga.</i></p> | <p>Added as a result of Agency consultation during exhibition of the proposal. Considered in the main body of the 9 December Report -page 8.</p>  | <p>Adopt as per staff recommendation of 9 March 2020.</p> |
| <p><i>170/20 g Residential flat buildings, multi dwelling housing and serviced apartments be prohibited in the B6 Enterprise</i></p>   | <p>Considered in the main body of the 9 December Report – see Item 10 under response to public submissions</p>  | <p>Adopt as per staff recommendation of 9 March 2020.</p> |

| Council Resolutions   | Discussion / Implications  | Response   |
|---|--|--|
| <i>Corridor zone and Serviced apartments be prohibited in the B7 Business Park zone.</i>  |  |  |
| <i>170/20 h Clause 7.14 be amended to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing and ground floor business or retail premises.</i>  | Amends draft clause to ensure that the total gross floor area able to be used for shop top housing remains at 50% of the total gross floor area of that part of the building used only for shop top housing and ground floor business or retail premises.<br>Considered in the main body of the 9 December Report – see Item 11 under response to public submissions | Adopt as per staff recommendation of 9 March 2020. |
| <i>170/20 i CCLEP Schedule 5 Item Number 173 'Kendalls Glen Memorial' be retitled "Kendalls Glen" reserve, rock and memorial and applied to Lot 1 DP 716236 Central Coast Hwy, West Gosford and road reserve.</i>   | Relates to 170/20 e above  | Adopt as per staff recommendation of 9 March 2020. |
| <i>170/20 j Include as an item of state heritage significance 'Calga Aboriginal Cultural Landscape' situated on Lot 1 DP 1006218 38 Darkinjung Rd, Calga; Part Lot 40 DP 1087374 1 Darkinjung Rd, Calga; Part Lot 45 DP 1197008 Pacific Hwy, Calga; Part Lot 108 DP 755221 69 Cooks Rd, Glenworth Valley; Lot 1 DP 805358 2306 Peats Ridge Rd, Calga; Part Lot 2 DP 805358 2308 Peats Ridge Rd, Calga; Part Lot 235 DP 822125 1 Darkinjung Rd, Calga as per the</i> | Relates to 170/20 f above  | Adopt as per staff recommendation of 9 March 2020. |

| Council Resolutions  | Discussion / Implications  | Response  |
|--|--|---|
| <i>recent listing on the State Heritage Register.</i>  |  |   |
| <i>170/20 k Clause 4.2A and 7.22 – insert the word 'house' which has been unintentionally omitted when referring to a 'dwelling house'</i>   | No environmental impact<br>Amends anomaly to ensure correct terminology used.  | Adopt as per staff recommendation of 9 March 2020.                              |
| <i>170/20 l Lot 1 DP 394499 37 Althorp St, East Gosford be zoned R1 General Residential.</i>   | Clearly evident that the zoning of RE1 was an error and the R1 zone is supported by the previous GLEP 2014 Planning Proposal and exhibited Land Zone Map.<br>Considered in the main body of the 9 December Report – see Item 16 under response to public submissions | Adopt as per staff recommendation of 9 March 2020.                              |
| <i>170/20 m Lot 27 DP 264579 26A Strand Ave, Narara be zoned E2 Environmental Conservation.</i>  | Considered in the main body of the 9 December Report – see Item 24 under response to public submissions  | Land is within the Deferred Matters area and will not be rezoned at this stage. |
| <i>170/20 n Lot 1 DP 363605 165 Koolang Rd, Green Point and Lot 299 DP755234 150 Koolang Rd, Green Point be zoned SP1 Special Activities Sanitary Depot.</i>                                 | No environmental impact<br>Amends anomaly  | Land is within the Deferred Matters area and will not be rezoned at this stage. |
| <i>170/20 o Zone the GPSO portion of Lot 8 DP 802107 Central Coast Hwy, Kariong from 2(a) Residential to R2 Low Density Residential and 5E Arterial Road to E2 Environmental Management.</i> | No environmental impact<br>Amends anomaly  | Land is within the Deferred Matters area and will not be rezoned at this stage. |
| <i>170/20 p Clause 7.22 be amended to apply only to land currently zoned E2 Environmental Conservation under the GLEP 2014.</i>  | Relates to 170/20 d above<br>Retains dwelling entitlement on E2 land where they exist under GLEP 2014  | Adopt as per staff recommendation of 9 March 2020.                              |

| Council Resolutions  | Discussion / Implications  | Response   |
|--|--|--|
| <p><i>170/20 q That Council introduce an additional provision to the CCLEP which does not alter the permissibility of Home Occupation (Sex Services) from the current WLEP 2013 and GLEP 2014 within the land that they currently apply.</i></p> | <p>Home Occupation sex services is a lawful land use and occupation described within the Standard Instrument LEP and is currently permissible under Wyong LEP 2013 in several zones including the R1 General Residential Zone. The land use is not identified under GLEP 2014.</p> <p>A review of development consents granted under WLEP 2013 since its introduction on 23 December 2013 indicates there has been no issues identified with this land use. There was only one submission was received about the permissibility of this land use during the public exhibition period.</p>  | <p>Retain as a permissible land use under CCLEP as publicly exhibited.</p>   |
| <p><i>170/20 r Amend the draft CCDCP to continue the current setbacks for the former Gosford LGA for Residential zones</i></p>   | <p>The following questions and points were raised at the 1 June 2020 Briefing of Council. The Councillors were unable to provide any guidance nor was any feedback provided in response to the Councillor Questionnaire.</p> <ul style="list-style-type: none"> <li>• Which setbacks are being referred to - GDCP 2013?</li> <li>• Is this intended to apply to all land uses with setback requirements or specific land uses?</li> <li>• Is this to apply to all residential zones - R1, R2, R3, R5?</li> <li>• Is this to apply only in the former Gosford LGA or LGA-wide?</li> </ul> <p>No specific submissions were received regarding residential zone setbacks though several regarding generally adopting existing Wyong controls. Setbacks for dwelling houses and secondary dwellings are consistent under GDCP 2013 Chapter 3.1 and</p> | <p>Submissions did not raise objection to the residential setback provisions through public submissions, the setback provisions for residential zones under draft CCDCP are to be adopted as exhibited. These controls will be reviewed as part of the Central Coast Housing Strategy under the Comprehensive LEP.</p> |

| Council Resolutions   | Discussion / Implications   | Response  |
|---|---|---|
|   | <p>WDCP 2013 Chapter 2.1. These chapters were aligned in 2017.</p> <p>With regard to residential flat buildings the Wyong DCP 2013 setback provisions generally align with the building separation controls of the State Environmental Planning Policy (SEPP) 65 Apartment Design Guide ADG which came into effect in 2015 and overrides any local DCP controls where there is inconsistency. The former Gosford City Council was in the process of updating these controls to align with the ADG at the time of amalgamation, but this project was discontinued.</p>   |   |
| <p><i>171/20 That Council include the following as part of the consultation for the LSPS:</i></p> <ol style="list-style-type: none"> <li><i>1. Drafting of character statements for the former Wyong LGA in a similar format to those of the former Gosford LGA</i></li> <li><i>2. Review the proposed permitted uses in zones</i></li> </ol> | <p>The LSPS was adopted by Council 29 June 2020 and the alignment of the LEP to the LSPS is now considered in Strategic Planning Reports.</p> <p>The LSPS is a living document that will be reviewed on an ongoing basis and will help inform the Comprehensive LEP and DCP Review.</p> <p>It is noted that under the related resolution 171/20 the issue of character assessment and statements are mentioned. An LGA review of character controls will occur under the Comprehensive LEP Review. Current character provisions are proposed to be retained as a consideration for development applications where relevant.</p> | <p>No further action required as part of the LEP consolidation process.</p>                         |
| <p><i>172/20 That Council refer the changes proposed in the draft CCLEP / CCDCP to relevant Council Advisory Committees for their consideration (including but not limited to changes to permitted uses in zones).</i></p>  | <p>Status of Deferred Matters lands discussed with the COSS Committee 1 December 2020</p>   | <p>Other Advisory committees to be consulted in further stages of the Comprehensive LEP Review.</p> |



| Council Resolutions   | Discussion / Implications  | Response  |
|---|--|---|
| <p><i>173/20 a Defer finalisation of the draft Consolidated LEP and Consolidated DCP until after the LSPS has been finalised</i></p>  | <p>As per Resolution 171/20 above</p>  | <p>The LSPS was adopted by Council 29 June 2020 and the alignment of the LEP to the LSPS is now considered in Strategic Planning Reports.</p>   |
| <p><i>173/20 b Consider a further report to Council that aligns the draft Consolidated LEP / DCP with the adopted Local Strategic Planning Statement including;</i></p> <ul style="list-style-type: none"> <li><i>i any proposed changes to the CCLEP / CCDCP</i></li> <li><i>ii any further work necessary, if applicable</i></li> <li><i>iii outlining how the draft CCLEP / DCP aligns with each Action in Council's Community Strategic Plan</i></li> </ul> |  | <p>The LSPS is a living document that will be reviewed on an ongoing basis and will help inform the Comprehensive LEP and DCP Review.</p>   |
| <p><i>174/20 That Council request that the Mayor seek a meeting with relevant staff from the Department of Planning, Interested Councillors, the Chief Executive Officer and Council staff to discuss and outline a process to take key strategic planning processes forward.</i></p>   | <p>Completed 8 July 2020</p>   | <p>At this meeting, DPIE agreed to provide further updates to Council on a range of projects including Central Coast Regional Plan review, Strategic Biocertification Project, Placemaking and Local Environmental Plan Acceleration Program.</p> |
| <p><i>175/20 That staff provide a briefing on the submissions made to the exhibition period of the draft CCLEP and draft CCDCP including but not limited to the following matters;</i></p>  | <p>Council was briefed on this resolution 18 May 2020, regarding the subject properties and some other of the 50 or more properties where submissions had been lodged for a change in current or proposed controls. These submissions are generally spot rezoning requests that require a full</p> | <p>Where submissions have identified that there is a genuine anomaly relating to a property this has been considered and is listed in the recommendations to this report.</p>   |

| Council Resolutions   | Discussion / Implications   | Response |
|---|---|----------|
| <p><i>a removing the amalgamation provisions in respect to Orchard Road, Kangy Angy and</i></p> <p><i>b rezoning the southern section of Wyreema Road, Warnervale back to R2 (currently R1)</i></p> <p><i>c The additions to correct Wycob Property permissibility.</i></p> | <p>individual environmental assessment and are outside the scope of the CCLEP consolidation process.</p> <p>These submissions and those others of a similar nature have been considered.</p> <p>Where a submission that has identified an anomaly, this has been considered in the recommendations.</p> <p>In instances where the submission is a spot-rezoning proposal or similar requiring environmental assessment these submissions have been noted.</p> |          |

#### 4. Omitted Staff Recommendations Discussion and Response

Table 2 below identifies those recommendations of staff from the 9 March 2020 Council report which were omitted from the Council resolution. It discusses the implications of the omission of these recommendations and the response proposed to be implemented through the CCLEP / CCDCP.

Table 2: Omitted Staff Recommendation Discussion and Response

| Staff Recommendations  | Discussion / Implications   | Proposed Staff Response  |
|--|---|--|
| <i>1 That Council receive the report on Deferred Item – Outcomes of Public Exhibition of draft Central Coast Local Environmental Plan and draft Central Coast Development Control Plan.</i>  | Council did not address this draft resolution, effectively deferring the consideration of the planning proposal.<br>The current Gateway Determination expires 26 February 2021.   | Not required   |
| <i>2 That Council adopt the draft Central Coast Local Environment (CCLEP) and Central Coast Development Control Plan (CCDCP) as amended in response to issues raised during the public exhibition in line with the changes as follows:</i> | As above  | Update this recommendation with reference to the proposed amendments as detailed in Attachment 5 of the 14 December 2020 Council report  |
| <i>2 (dot point 1) Land zoned under the Interim Development Order No. 122 (IDO 122) which is outside of the current COSS will maintain its current land use zoning provisions and be removed from CCLEP mapping.</i>                       | Not all COSS land is Council owned. For example, some land is Crown Land and some land is owned by the Darkinjung Local Aboriginal Land Council and may have changed ownership since the public exhibition of the CCLEP.<br>As per the report to Council of 9 December 2019, it has been identified that there are significant issues with the criteria applied to the Deferred Matters lands.<br>It is therefore appropriate that all Deferred Matters lands be reviewed as part of an LGA wide Environmental Land Review. | Update this recommendation as follows:<br>That Council request The Department of Planning, Industry & Environment, under Section 3.36 of the Environmental Planning and Assessment Act 1979 (EP&A Act), to defer the inclusion of lands currently identified as Deferred Matters under Gosford Local Environmental Plan 2014 (GLEP 2014) from CCLEP. |

| Staff Recommendations   | Discussion / Implications   | Proposed Staff Response  |
|---|---|--|
|   | <p>There is no reduction in the protection offered to COSS lands as a result of adopting this resolution.</p> <p>In addition, it was proposed that some land currently under GLEP 2014 that adjoins Deferred Matters land be rezoned to be consistent with the zoning proposed for the land in the Deferred Matters area. This generally applies to some roads. It is proposed that a mapping amendment be made (see Attachment 2) so that these lands retain their existing zoning and be reviewed as part of an LGA wide Environmental Land Review.</p> |  |
| <p><i>2.10 Amend the Additional Permitted Use Map to include "Old Sydney Town" site on Lot 20 DP 859538 66 Myoora Rd, Somersby; and Lot 21 DP 859538 and Lots 204 and 205 DP 747845 945 Old Pacific Hwy, Somersby.</i></p>  | <p>No environmental impact – retaining current permissible uses.</p> <p>Considered in the main body of the 9 December 2019 Council Report – see Item 17 under response to public submissions</p>  | <p>Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to the 14 December 2020 Council report</p> |
| <p><i>2.16 Additional Permitted Use to be included in Schedule 1 of CCLEP and shown on the Additional Permitted Use Map Layer to permit the following land uses on the former "Old Sydney Town" site at and Lot 21 DP 859538, Lots 204 and 205 DP 747845 945 Old Pacific Hwy, Somersby; and Lot 20 DP 859538 66 Myoora Rd, Somersby: Camping grounds; Caravan parks; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes;</i></p> | <p>Relates to staff recommendation 2 .10 above</p>  | <p>Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to the 14 December 2020 Council report</p> |

| Staff Recommendations   | Discussion / Implications  | Proposed Staff Response   |
|---|--|---|
| <i>Tourist and visitor accommodation; and Veterinary hospitals.</i>   |  |   |
| <u>2.17</u> <i>Clause 4.2A (3)(e) to be amended to include provision for minor realignment of boundaries as per WLEP 2013.</i>  | As per explanation in 9 December 2019 Council Report - Item 18 The exhibited version of the Clause 4.2A unintentionally excluded the former WLEP 2013 Clause 4.2B 3(e)(i) which allowed for a minor realignment of boundaries that did not create an additional lot  | Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to the 14 December 2020 Council report |
| <u>2.19</u> <i>Clause 4.3A and 4.4A – amend the title to remove the words ‘in certain Local Centres and Enterprise Zones’.</i>  | As per explanation in 9 December 2019 Council Report – Table 3 These clauses apply to bonuses outside these areas  | Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to the 14 December 2020 Council report |
| <u>2.20</u> <i>CCLEP – Minor typographical and clarification statements.</i>  | As per explanation in 9 December 2019 Council Report   | Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to the 14 December 2020 Council report |
| <u>2.21</u> <i>Chapter 3.1 Floodplain Management and Water Cycle Management – Adoption of existing controls as per Council Resolution 112/19 of 11 February 2019.</i> | As per explanation in 9 December 2019 Council Report – Item 20 – At the Ordinary Meeting of 11 February 2019 Council Resolved:<br><i>112/19 That Council note the issues raised in terms of the draft chapter 3.1 and that Council request further Community Consultation on this draft chapter when the flood plain maps are available. The existing DCP controls for flooding will continue until this time.</i> | Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to the 14 December 2020 Council report |
| <u>2.22</u> <i>Chapter 3.8 Acid Sulfate Soils – not to be adopted.</i>  | As per explanation in 9 December 2019 Council Report – is a repeat of LEP requirements   | Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to                                     |

| Staff Recommendations   | Discussion / Implications   | Proposed Staff Response   |
|---|---|---|
|   |   | the 14 December 2020 Council report   |
| <i>2. 23 Chapter 3.9: Erosion and Sediment Control – not to be adopted.</i>   | As per explanation in 9 December 2019 Council Report – <u>Item 23.</u> - Administered through the New South Wales Government, <i>Soils and Construction, Managing Urban Stormwater, Volume 1 – March 2004</i> | Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to the 14 December 2020 Council report |
| <i>2. 24 CCDCP – Minor typographical and clarification statements.</i>  | As per explanation in 9 December 2019 Council Report – Item 22  | Reinstate this recommendation through reference to proposed amendments as per Attachment 5 to the 14 December 2020 Council report |
| <i>3 That Council request The Department of Planning, Industry &amp; Environment, under Section 3.36 of the Environmental Planning and Assessment Act 1979, to defer the inclusion of lands zoned under Interim Development Order 122 (IDO 122), exclusive of Council owned land identified as Coastal Open Space System (COSS), from the draft CC LEP.</i> | As per Recommendation 2 (dot point 1)   | As per Recommendation 2 (dot point 1)   |
| <i>4 That Wyong Local Environmental Plan 2013 (WLEP 2013), Gosford Local Environmental Plan 2014 (GLEP 2014), Gosford Planning Scheme Ordinance and Interim Development Order No. 146 (IDO 146) be repealed when CCLEP comes into effect.</i>   | As per Recommendation 2 (dot point 1)   | As per Recommendation 2 (dot point 1)   |

| Staff Recommendations  | Discussion / Implications   | Proposed Staff Response                             |
|--|---|---|
| <u>5</u> That Council forward a copy of the Planning Proposal and relevant supporting information to the Department of Planning, Industry and Environment requesting that the CCLEP is prepared. | Procedural and required under the EP&A Act                                    | Not required as it will occur as a matter of course |
| <u>6</u> That Council give appropriate public notice within 28 days that the draft CCDCP will come into effect on the date the draft CCLEP comes into effect.                                    | Procedural and required under the EP&A Act                                    | Not required as it will occur as a matter of course |
| <u>7</u> That Wyong DCP 2013 and Gosford DCP 2013 be repealed upon the commencement of Central Coast Local Environmental Plan.   | Procedural and required under the EP&A Act as only one DCP can apply to land. | Not required as it will occur as a matter of course |
| <u>8</u> That Council forward a copy of the final CCDCP to the Planning Secretary of the NSW Department of Planning, Industry & Environment.   | Procedural and required under the EP&A Act                                    | Not required as it will occur as a matter of course |
| <u>9</u> That Council note Section 10.7 Certificates as to the adoption of CCLEP and CCDCP when made.  | Procedural and required under the EP&A Act                                    | Not required as it will occur as a matter of course |
| <u>10</u> That Council resolve that the CEO may make other minor alterations to the planning proposal, draft CCLEP and draft CCDCP as deemed necessary.  | Procedural and to be included   | Reinstate this recommendation                       |
| <u>11</u> That Council advise all those that made a  | Procedural and to be included   | Reinstate this recommendation                       |

| Staff Recommendations              | Discussion / Implications | Proposed Staff Response |
|------------------------------------|---------------------------|-------------------------|
| <i>submission of the decision.</i> |                           |                         |