



Central
Coast
Council

Central Coast Council
Planning Proposal
Consolidated Central Coast Local Environmental Plan

F2016/02118
July 2021



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Background & Locality Context

This document describes the proposal to consolidate the *Wyong Local Environmental Plan 2013 (WLEP 2013)*, *Gosford Local Environmental Plan 2014 (GLEP 2014)*, and *Interim Development Order Number – 146 (IDO 146)*. The preparation of a Consolidated Central Coast Local Environmental Plan (CCLEP) is the first step in the process of preparing a Comprehensive CCLEP.

As a result of the State-wide Council Boundary Review process, the Wyong Shire Local Government Area (LGA) was amalgamated with the Gosford City LGA to become the new Central Coast Council.



Figure 1: The Central Coast Council Local Government Area

As a newly formed Council, the environmental planning instruments of the former Councils remain in force. In this regard, six instruments are applicable:

1. *WLEP 2013*;
2. *GLEP 2014*;
3. *IDO 146*;
4. *IDO 122*;

5. GPSO; and
6. SEPP (Gosford City Centre) 2018

The IDO 122 and GPSO were originally gazetted in 1979 and 1968 respectively. The former Gosford City Council resolved in May 2011 to bring the IDO 122 and GPSO matters in line with the current NSW *Standard Instrument (Local Environmental Plans) Order 2006* (SILEP) within five years of the gazettal of GLEP 2014 (by 11 February 2019). However, it has been identified that there are significant issues with the criteria applied to the Deferred Matters lands. It is therefore appropriate that Deferred Matters lands be reviewed as part of an LGA-wide Environmental Land Review and zoned appropriately under a later CCLEP amendment. This has resulted in the need to retain IDO 122 and GPSO. It is now proposed to only consolidate WLEP 2013, GLEP 2014, and IDO 146.

Some Deferred Matters land, being all Council-owned land identified as Coastal Open Space System (COSS), and a small number of other Council properties which are used for a variety of community and operational purposes, are proposed to be rezoned as part of this Planning Proposal (discussed further in Part 2.2).

A key principle to the preparation of the CCLEP was to ensure that the new plan, where possible, reflected the SILEP. Additionally, in accordance with Part 2 Division 3 Section 19 of *The Local Government (Council Amalgamations) Proclamation 2016*:

"the codes, plans, strategies and policies of the new council are to be, as far as practicable, a composite of the corresponding codes, plans, strategies and policies of each of the former councils".

In accordance with the NSW Department of Planning, Industry and Environment's (DPIE) *"Guidance for Merged Councils on Planning Functions"* (May 2016), Council has undertaken the necessary review of existing controls and where possible, aligned and harmonised planning policy, controls and standards to inform a Planning Proposal for a new CCLEP. A Gateway Determination was issued by DPIE to proceed with this planning proposal, including public exhibition, in order for the Council to endorse the plan before it is made by the Relevant Planning Authority.

This Planning Proposal has been prepared in accordance with DPIE's document *'A Guide to Preparing Planning Proposals'*.

Part 1 Objectives or Intended Outcomes

The objective of this proposal is to prepare a Local Environmental Plan (LEP) which consolidates the provisions of the *Wyong Local Environmental Plan 2013 (WLEP 2013)*, *Gosford Local Environmental Plan 2014 (GLEP 2014)*, and *Interim Development Order Number – 146 (IDO 146)*, and is consistent with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*.

A new Central Coast LEP (CCLEP) will simplify the planning process by reducing the number of planning instruments applicable to land in the Central Coast Local Government Area (LGA), removing duplication of planning controls and aligning, where possible, the land uses and controls within the current instruments. This LEP is not a comprehensive review of all planning controls, but a consolidation of the existing instruments applicable across the region.

The intended outcome of the proposal is to provide for an Environmental Planning Instrument (EPI), which provides local environmental planning provisions for the majority of land in the Central Coast LGA. This will reduce confusion and complication for the community and provide greater certainty to landowners. This will provide the basis for a more comprehensive review of planning controls across the region.

The draft CCLEP instrument and associated mapping has been amended following public exhibition and as contemplated by the *Environmental Planning and Assessment Act 1979*, and incorporates the following recent amendments to *WLEP 2013* and *GLEP 2014* (each an existing planning instrument), made prior to the making of CCLEP:

- GLEP 2014 (Amendment No 36) – Proposal to include an additional 128 items of local heritage significance in either *GLEP 2014* or *IDO 122*. The Planning Proposal also deletes one existing item from *IDO 122*.
<https://www.planningportal.nsw.gov.au/ppr/lep-decision/include-local-heritage-items-gosford-lep-2014-and-gosford-ido-no-122>
- GLEP 2014 (Amendment No 37) – 65, 77 & 111 Beaufort Rd, Terrigal - Lot 5 DP207799 & Lots 1022 & 1023 DP 1054632 – Proposal to rezone land to R2 Low Density Residential and amend development standards to permit approximately 20 dwellings.
<https://www.planningportal.nsw.gov.au/ppr/lep-decision/planning-proposal-amend-gosford-lep-2014-rezone-land-65-77-111-beaufort-Rd>
- GLEP 2014 (Amendment No 39) – 356 Manns Rd, West Gosford - The amendment altered Additional Permitted Uses Schedule 1 by deleting 12,000m² and inserting 16,000m² as the maximum floor space pertaining to specialised retailed premises.
<https://www.planningportal.nsw.gov.au/ppr/lep-decision/west-gosford-planning-proposal-amend-gosford-lep-2014-delete-reference-maximum>
- WLEP 2013 (Amendment No 28) – Miscellaneous Amendment 2 – Correction of errors and anomalies and clarification of certain development provisions within clauses.
<https://www.planningportal.nsw.gov.au/ppr/lep-decision/wyong-lga-miscellaneous-amendment-2>
- WLEP 2013 (Amendment No 34) – Rezoning from RU6 to R2 and E2/E3 of various properties bounded by Johns Rd, Jensen Rd and Pollock Ave, Wadalba known as East Wadalba Land Release (Precincts 2A, 2B and 3B).

<https://www.planningportal.nsw.gov.au/ppr/lep-decision/east-wadalba-land-release-precincts-2a-2b-and-3b>

- WLEP 2013 (Amendment No 36) and Gosford Local Environmental Plan 2014 (Amendment No 38) – To amend as follows:
<https://www.planningportal.nsw.gov.au/ppr/lep-decision/miscellaneous-housekeeping-amendments-wyong-lep-2013-and-gosford-lep-2014->
 - Insert new clause to facilitate boundary adjustments on RU1, RU2 or E3 land
 - Insert new clause to apply a minimum lot size for dual occupancy development
 - Insert new clause to specify requirements for lot amalgamations
 - Amend Clause 4.4(2B) to include Area 1 of the Height of Buildings (HOB) Map on the Floor Space Ratio (FSR) Map, as being subject to the bonus FSR provisions for consolidated sites with a minimum 1500m² site area.
 - Remove Cl. 6.3 which requires preparation of a DCP for most development within an Urban Release Area (URA).
 - Amend Item 5 – Use of certain land at Summerland Rd, Summerland Point to reflect the original clause from WLEP 1991. That is, to specify that subdivision under the Community Land Development Act 1989 is only permitted on Part A of the site if it is associated with a managed resort facility.
 - Remove the heritage listing of the Ferry Master’s Cottage (I87) from No. 101 The Entrance Rd, The Entrance.
 - Amend the Lot Size Map Sheet 7B to remove the minimum lot size of 20 hectares (AB1) applied to 38 Woodbury Park Dr, Mardi.
- WLEP 2013 (Amendment No 37) – Rezoning from RE1, IN2 and E2 to B2, R2 and R1 of various properties bounded by Parraweena Rd and Summerland Rd, Gwandalan.
<https://www.planningportal.nsw.gov.au/ppr/lep-decision/gwandalan-parraweena-Rd>
- WLEP 2013 (Amendment No 38) – Miscellaneous Amendments (Minor mapping amendments).
<https://legislation.nsw.gov.au/view/pdf/asmade/epi-2021-57>
- WLEP 2013 (Amendment No 39) - 380 Motorway Link, Wallarah (Lots 1–3, DP 1156997) - Rezoning for employment lands and environmental conservation.
<https://www.planningportal.nsw.gov.au/ppr/lep-decision/wallarah-380-motorway-link-lot-1-2-and-3-dp-1156997-rezoning-employment-lands-and>
- S.3.22 Amendment to RZ/14/2012 under WLEP 2013 (known as Old Farm) – To amend clause wording to reflect original intent of proposal.
<https://www.planningportal.nsw.gov.au/ppr/lep-decision/rezoning-old-farm-site-414-old-maitland-road-mardi>

Information regarding these amendments to existing planning instruments, which have been incorporated into CCLEP, is available at the links outlined above.

Minor SI amendments have also been incorporated into the CCLEP, including:

- Insertion of new Clause 5.5 Controls relating to secondary dwellings on land in a rural zone;
- Insertion of new Clause 5.9 Dwelling house or secondary dwelling affected by natural disaster; and
- Insertion of new Clause 5.21 Flood Planning Area.

Part 2 Explanation of Provisions

The outcome will be facilitated by the preparation of a Local Environmental Plan (LEP), which consolidates the planning controls within the following documents currently in force across the Central Coast Local Government Area (LGA):

- *Wyong Local Environmental Plan 2013* (WLEP 2013);
- *Gosford Local Environmental Plan 2014* (GLEP 2014);
- *Interim Development Order No 146* (IDO 146).

This will be achieved through the:

- Consistent approach to zone objectives, principles and application across the LGA;
- Consistency in permissible land uses across similarly zoned lands within the former Gosford and Wyong LGA's;
- Rezoning of those Council-owned lands identified as "Deferred Matter" (DM) under GLEP 2014 to appropriate zones used by the Department of Planning, Industry and Environment's *Standard Instrument (Local Environmental Plans) Order 2006* (SILEP);
- Retention of appropriate development standards for centres mapped within the GLEP 2014 and the WLEP 2013;
- Retention of additional permitted uses that exist within the GLEP 2014 and the WLEP 2013;
- The retention of land use permissibility through additional permitted uses where the use will become prohibited under the Central Coast LEP (CCLEP); and
- The review and update of clauses to address current planning issues.

Any remaining land subject to *Interim Development Order No. 122* (IDO 122) and *Gosford Planning Scheme Ordinance* (GPSO) will be Deferred Matters land under the CCLEP.

The purpose of this Planning Proposal is to outline which provisions of GLEP 2014 and WLEP 2014 will be amended, changed, added or removed in a new LEP for the LGA, i.e. the CCLEP.

2.1 Central Coast Local Environmental Plan

For the purposes of the development of an EPI for the Central Coast, GLEP 2014 and WLEP 2013 have been the base comparative documents given that they are prepared in the SILEP format.

The provisions of *IDO 146* have been considered through their conversion to the SILEP format. Those land holdings subject to *IDO 146* (i.e. 5 Council-owned sites within the GLEP 2014 "Deferred Matters") will be resolved through appropriate land zonings. The provisions of *IDO 122* and *GPSO* were also considered for inclusion within the consolidated CCLEP. However, it has been identified that there are significant issues with the criteria applied to the Deferred Matters lands. It is therefore appropriate that Deferred Matters lands (excluding Council-owned land) be reviewed as part of an LGA-wide Environmental Land Review and zoned appropriately under a later CCLEP amendment.

This Planning Proposal outlines the methodology and principles that have been used to compare and assess GLEP 2014 and WLEP 2013 against the SILEP template to prepare a consolidated CCLEP. The existing GLEP 2014 and WLEP 2013 were prepared in the SILEP format, however both existing planning instruments have included objectives and clauses above those mandated in the SILEP. This results in two

"standard" instruments which differ in many ways. Where non-standard objectives and/or clauses adversely impact on the overall intention of the standard zone including its application across the entire Central Coast LGA, the objective and/or clause impact has been amended to ensure consistency with the SILEP.

The contents of this CCLEP Planning Proposal are as follows:

CCLEP Part 1 - Preliminary

CCLEP Part 2 - Permitted or Prohibited Development

CCLEP Part 3 - Exempt and Complying Development

CCLEP Part 4 - Principal Development Standards

CCLEP Part 5 - Miscellaneous Provisions

CCLEP Part 6 - Urban Release Areas

CCLEP Part 7 - Additional Local Provisions

CCLEP Part 8 - Additional Local Provisions – Gosford City Centre

CCLEP Schedule 1 - Additional Permitted Uses

CCLEP Schedule 2 - Exempt Development

CCLEP Schedule 3 - Complying Development

CCLEP Schedule 4 - Classification and Reclassification of Land

CCLEP Schedule 5 - Environmental Heritage

CCLEP Part 1 - Preliminary

Part 1 of the consolidated Central Coast Local Environmental Plan (CCLEP) will cover a range of preliminary matters including the overall aims of the Plan, where the Plan applies, relationships with other instruments as well as transitional arrangements.

Key Principles

Key principles were developed to compare and assess Part 1 of *Gosford Local Environmental Plan 2014* (GLEP 2014) and *Wyong Local Environmental Plan 2013* (WLEP 2013). These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006* (SILEP).

Principle 2 - Applicability

Reflection of the Central Coast Council proclamation, extent of the new Central Coast Local Government Area (LGA) and acknowledgement of relevant goals for the Central Coast.

Principle 3 – Consolidation

Consolidate duplicated or repetitive objectives within either GLEP 2014 or WLEP 2013 that are similar in intent.

Key Issues

- Both GLEP 2014 and WLEP 2013 were prepared in the SI LEP format, achieving Principle 1.
- Principle 2 – Applicability and Principle 3 – Consolidation have been used to ensure the CCLEP effectively applies to the new Central Coast LGA to achieve the following outcomes:
 1. The CCLEP is proposed to apply to the Central Coast LGA exclusive of Gosford City Centre as this is covered by *State Environmental Planning Policy (Gosford City Centre) 2018*; and
 2. Aims and objectives of *GLEP 2014* and *WLEP 2013* are proposed to be consolidated in the following manner:
 - (a) *to foster economic, environmental and social well-being so that the Central Coast continues to develop as a sustainable and prosperous place to live, work and visit,*
 - (b) *to encourage a range of housing, employment, recreation and services to meet the needs of existing and future residents of the Central Coast,*
 - (c) *to promote the efficient and equitable provision of public services, infrastructure and amenities,*
 - (d) *to provide for a range of local and regional community facilities for recreation, culture, health and education purposes,*
 - (e) *to conserve, protect and enhance the natural environment of the Central Coast, incorporating ecologically sustainable development,*

- (f) *to conserve, protect and enhance the environmental and cultural heritage of the Central Coast,*
 - (g) *to minimise risk to the community in areas subject to environmental hazards, including flooding, climate change and bush fires,*
 - (h) *to promote a high standard of urban design that responds appropriately to the existing or desired future character of areas,*
 - (i) *to promote design principles in all development to improve the safety, accessibility, health and wellbeing of residents and visitors,*
 - (j) *to concentrate intensive land uses and trip-generating activities in locations that are most accessible to transport and centres,*
 - (k) *to encourage the development of sustainable tourism that is compatible with the surrounding environment.*
- It is recommended that the provisions of *State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development* (SEPP 65) apply to the land uses of boarding houses and serviced apartments through the CCLEP. This SEPP will apply to these land uses in the same way that it applies to residential flat buildings i.e. to boarding houses or serviced apartments that are 3 or more storeys and 4 or more units. This is to ensure that appropriate and consistent controls are applied across the LGA for these land uses. An additional clause has been included in Part 1.9 Application of SEPPs. This is consistent with Part 1 Section 4(4) of SEPP 65. Further assessment of this matter is provided within Attachment 01: Assessment & Endorsement.
 - For clarity, if no issue from *GLEP 2014* or *WLEP 2013* is included within the table below, it is proposed to be incorporated into the CCLEP in its current form.

Table 1: Issues identified in Part 1 – Preliminary

Part 1 – Preliminary	
Justification	Action/Recommendation
Issue 1: The need to incorporate reference to “Deferred Matters” in Clause 1.3	
Relevant Principle: Principle 2 - Applicability	
Clause 1.3 - Land to which Plan applies (WLEP 2013 & GLEP 2014)	
<p>The CCLEP originally sought to incorporate all Deferred Matters of <i>GLEP 2014</i> and zone consistent with the <i>Standard Instrument Local Environmental Plan (SILEP)</i>. This would have resulted in Clause 4.1C of <i>GLEP 2014</i> becoming redundant</p> <p>However, it has been identified that there are significant issues with the criteria applied to the Deferred Matters lands. It is therefore appropriate that all Deferred Matters lands be reviewed as part of an LGA wide Environmental Land Review and zoned appropriately under a later CCLEP amendment. Landowners will be further consulted prior to any land use zoning change being made to their land.</p> <p>An LGA-wide Environmental Land Review will be undertaken to inform the Comprehensive CCLEP project. This will adopt a consistent methodology across the region to better align the application of the E2 zone.</p> <p>Due to this deferral, Clause 4.1C of <i>GLEP 2014</i> is now required to be retained, and mapping amended. As a result, Clause 1.3(1A)(a) of <i>GLEP 2014</i> also needs to be retained, in order to identify that the CCLEP does not apply to land identified as “deferred matter” land (i.e. land that will remain subject to IDO 122 and the GPSO).</p> <p>Note that all land identified as Coastal Open Space System (COSS) (owned by Council) and a small number of other Council properties which are used for a variety of community purposes is proposed to be zoned predominantly to E2 Environmental Conservation as part of this CCLEP amendment.</p>	<ul style="list-style-type: none"> • Incorporate the following subclause into CCLEP Clause 1.3(1A): (b) <i>the land identified as “Deferred Matter” on the Land Application Map.</i>

CCLEP Part 2 - Permitted or Prohibited Development

Part 2 of the consolidated Central Coast Local Environmental Plan (CCLEP) will cover the land use zones, the zone objectives and the permitted or prohibited development within each of the land use zones.

Key Principles

Key principles were developed to compare and assess Part 2 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*.

Principle 2 - Applicability

Reflect the Central Coast Council proclamation, extent of the new Central Coast Local Government Area (LGA) and acknowledgement of relevant regional goals for Central Coast.

Principle 3 – Zone Retention

Retain all land use zones which are already within *GLEP 2014* or *WLEP 2013*.

Principle 4 – Consolidation

Consolidate duplicated or repetitive objectives within either *GLEP 2014* or *WLEP 2013* that are similar in intent.

Principle 5 – Permissibility Retention

Retain the permissibility of land uses of both *GLEP 2014* and *WLEP 2013* within the respective zones.

Key Issues

- Both *GLEP 2014* and *WLEP 2013* were prepared in the SI LEP format which achieves Principle 1 - Consistency.
- Clauses 2.1 – 2.8 of *WLEP 2013* and *GLEP 2014* are proposed to be retained in the Central Coast LEP (CCLEP).
- Clause 2.5 enables Additional Permitted Uses which are addressed in “CCLEP Schedule 1 - Additional Permitted Uses”.
- All land use zones of *GLEP 2014* and *WLEP 2013* will be retained, in accordance with Principle 3 – Zone Retention. *GLEP 2014* does not include the RU6 Transition, R3 Medium Density Residential, R5 Large Lot Residential, B7 Business Park, or IN2 Light Industrial zones and the *WLEP 2013* does not include the IN4 Working Waterfront zone. These zones are proposed to be retained and the objectives and land uses within these zones will be included in the CCLEP.
- The land use zones applicable under *Interim Development Order No. 122 (IDO 122)* or the *Gosford Planning Scheme Ordinance (GPSO)* are proposed to be rezoned to an SI LEP zone, in accordance with Principle 1. This applies to the Council-owned DM land only.

- Minor changes are proposed to be made to the existing *GLEP 2014* and *WLEP 2013* zone objectives and land use permissibility. These changes have been made using Principle 3 – Applicability and Principle 4 – Consolidation.
- Principle 5 – Permissibility Retention has been applied in most circumstances. The permissible land uses in most zones in the CCLEP will be a combination of the permissible land uses of both *GLEP 2014* and *WLEP 2013*.
- An additional table has been provided as an attachment that discusses those land uses that may attract greater interest, where the General rule has been applied. This Land Use Considerations Table forms part of Attachment 02: Land Uses Provisions.
- In some circumstances, Principle 5 – Permissibility Retention has not been able to be applied. This is because, in some instances, the application of zones between the two former LGAs has been different. For example, the E4 Environmental Living zone in the former Wyong LGA was generally applied for the purposes of larger lot residential development in environmentally sensitive locations. While in the former Gosford LGA, the E4 Environmental Living zone was applied to enable tourist development in environmentally sensitive locations. Therefore, some land uses have been found to not always align and the same zone may be inappropriate for application over the entire Central Coast LGA.
- The only land use that is prohibited in all zones within the LGA is 'Heavy industry'. This is currently the case under the *WLEP 2013*, whilst *GLEP 2014* permits heavy industry in the *IN1 General Industrial zone*. This land use is considered to have the potential for significant impact on surrounding land and requires separation from other development due to the nature of the processes involved, or the materials used, stored or produced on the site. To allow this land use on all land within a particular zone is not supported due to the potential impacts and necessary setbacks from other uses. A site-specific rezoning could be considered for an additional permitted use on land where it can be shown that this use is appropriate.

The tables below identify where Principle 5 – Permissibility Retention has not been able to be applied. The tables then provide the outcome of the assessment of land use zone objectives using Principle 3 – Consolidation. In addition to the tables below:

- The land uses of Sewage reticulation system and Water reticulation system have been included in all proposed zones excluding SP1 and SP2 as permissible with consent.
- The land use of Water recycling facility has been included in all proposed zones excluding SP1, SP2, W1 and W2 as permissible with consent.

This is to ensure that adequate infrastructure and effective servicing can be provided within these and adjoining zones. This will ensure that where *State Environmental Planning Policy (Infrastructure) 2007*, 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. For clarity, if a zone, land use or objective of either *GLEP 2014* or *WLEP 2013* is not included within the tables below (nor mentioned above), it is proposed to be incorporated into the CCLEP in its current form.

Table 2: RU1 Primary Production Land Use Zone Objectives and Land Use Amendments

RU1 Primary Production	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
Relevant Principle: Principle 3 – Consolidation	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> • To provide for non-agricultural land uses, including tourism, which support the primary production purposes of the zone. • To allow other appropriate land uses that are not suited to urban zones while maintaining the rural character of the land. <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • To ensure that development is compatible with the desired future character within the zone. • To protect biodiversity, water catchments, water quality, soil conditions and important ecosystems, such as streams (and associated riparian areas), sedgeland, estuaries and wetlands, from inappropriate development and land management practices • To ensure that the plateau remains free from land uses that may sterilise sustainable primary production and natural resource use and to minimise potential incompatible land uses. <p>The SILEP objectives are considered to adequately address the GLEP 2014 objective relating to land uses of the plateau. The remaining additional objectives can be reworded to adequately combine the WLEP 2013 and GLEP 2014 objectives.</p>	<p>Replace additional objectives of GLEP 2014 and WLEP 2013 with the following:</p> <ul style="list-style-type: none"> • To protect high quality and productive agricultural land, water catchment areas and land comprising high ecological or biodiversity value, from inappropriate development and land management practices. • To provide for non-agricultural land uses which support the primary production purposes of the zone
Issue 2: Permissibility of Air Transport facilities; Camping grounds; Garden centres; Horticulture; and Viticulture	
Relevant Principle: Principle 5 – Permissibility Retention	
The potential impacts of horticulture and viticulture warrant the need for land use	<u>Permit with consent:</u>

RU1 Primary Production	
Justification	Action/Recommendation
regulation via development assessment as opposed to being permissible without consent.	Horticulture and Viticulture
<p>The majority of RU1 zoned land in former Gosford LGA is affected by State Regional Environmental Plan (SREP) 8 – Central Coast Plateau Areas. This SREP recognises the importance of agricultural land within this area. Uses such as Garden centres and Camping grounds are inconsistent with objectives of the SREP and the zone objectives.</p> <p>Air Transport facilities are permissible with consent in the <i>WLEP 2013</i> and prohibited in the <i>GLEP 2014</i>. This use is proposed to be prohibited in RU1, as they are inconsistent with the zone objectives. Existing air transport facilities within the former Wyong LGA are zoned IN1, which is considered a more appropriate zone.</p>	<p><u>Prohibit:</u></p> <p>Camping grounds; Garden centres; and Air transport facilities</p>

Table 3: RU2 Rural Landscape Land Use Zone Objectives and Land Use Amendments

RU2 Rural Landscape	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> <i>To provide for a limited range of tourist and recreational uses that are appropriate for the rural character of the land.</i> <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> <i>To promote development that can be carried out in a manner that minimises risk from natural hazards, functions efficiently, does not prejudice other economic development and does not significantly detract from the aesthetic or conservation quality of land.</i> 	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following WLEP 2013 objective:</p> <ul style="list-style-type: none"> <i>To provide for a limited range of tourist and recreational uses that are appropriate for the rural character of the land.</i>

RU2 Rural Landscape	
Justification	Action/Recommendation
<ul style="list-style-type: none"> To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford. To ensure that development is compatible with the desired future character of the zone. To permit development that will not place undue demands on existing infrastructure. <p>The objectives of the SI LEP are considered to adequately address the additional GLEP 2014 objectives.</p>	
Issue 2: Permissibility of Air Transport Facility; Depot; and Recreation areas	
Relevant Principle: Principle 5 – Permissibility Retention	
Recreation areas are permissible without consent in GLEP 2014 and with consent in WLEP 2013. The impacts of the development in this zone are considered minor and the permissibility of GLEP 2014 is considered appropriate.	<u>Permit without consent:</u> Recreation areas
Air Transport facilities are permissible with consent in the WLEP 2013 and prohibited in the GLEP 2014. This use is proposed to be prohibited in RU2, as they are inconsistent with the zone objectives. Existing air transport facilities within the former Wyong LGA are zoned IN1, which is considered a more appropriate zone. Depots are prohibited under the GLEP 2014 and are not consistent with the objectives of the zone.	<u>Prohibit:</u> Air transport facilities and Depots

Table 4: RU3 Forestry Land Use Zone Objectives and Land Use Amendments

RU3 Forestry	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
Relevant Principle: Principle 3 – Consolidation	

RU3 Forestry	
Justification	Action/Recommendation
<p>WLEP 2013 does not contain additional objectives.</p> <p>GLEP 2014 contains the following additional objective:</p> <ul style="list-style-type: none"> To recognise the environmental values of State forests in Gosford. <p>The additional objective adds value to mandated SI objectives, particularly as additional land uses are proposed</p>	<p>Retain additional objectives of GLEP 2014:</p> <ul style="list-style-type: none"> To recognise the environmental values of State forests on the Central Coast.

Table 5: RU5 Village Land Use Zone Objectives and Land Use Amendments

RU5 Village	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> To permit development that will not place any undue demand on existing infrastructure and that will serve the needs of the local community. To ensure that development is compatible with the desired future character of the zone. To ensure that development does not have an adverse impact on water resources. <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> To permit development that will not place undue demands on existing infrastructure. To promote ecologically, socially and economically sustainable development. To ensure that development is compatible with the desired future character within the zone. <p>The WLEP 2013 objective relating to protection of water resources is relevant to the location of</p>	<p>Replace additional objectives of GLEP 2014 and WLEP 2013 with the following:</p> <ul style="list-style-type: none"> To permit development that will not place any undue demand on existing infrastructure and that will serve the needs of the local community. To ensure that development is compatible with the desired future character of the zone

RU5 Village	
Justification	Action/Recommendation
<p>the zone. The <i>GLEP 2014</i> objective relating to ecologically, socially and economical sustainability captures the intent of the additional <i>WLEP 2013</i> objective.</p>	
<p>Issue 2: Permissibility of Bee keeping; Bulky goods premises; Extensive agriculture; Horticulture; Office premises; Retail premises; and Roads</p>	
<p><i>Relevant Principle: Principle 5 – Permissibility Retention</i></p>	
<p>Roads should require consent as RU5 is not a prescribed zone under the <i>State Environmental Planning Policy (Infrastructure), 2007 (ISEPP)</i>.</p> <p>Bee keeping is an appropriate use in the RU5 zone and is unlikely to result in land use conflict.</p>	<p><u>Permit with consent:</u> Roads; and Bee Keeping</p>
<p>Bulky goods premises, Retail Premises, and Horticulture are inconsistent with the objectives of the zone, due to the large footprint required for storage of stock, land use conflict and being catered for in surrounding rural lands.</p> <p>Office premises do not promote active street frontages required in village centres and are inconsistent with the objectives of the zone.</p> <p>Extensive agriculture is proposed to be restricted to allow bee keeping only. Most lots within this zone are small, therefore not suitable for extensive crop production or pasture-based dairies. The surrounding rural lands provide for other forms of extensive agriculture.</p> <p>The RU5 zone has been applied differently between the former Councils. The <i>WLEP 2013</i> zone is more of a small housing cluster. The <i>GLEP 2014</i> zone allows for larger agricultural uses. This will be further investigated through the Rural Lands Study, which will be considered in a future comprehensive LEP.</p>	<p><u>Prohibit:</u> Bulky goods premises; Extensive agriculture; Horticulture; Office premises; and Retail premises</p>

Table 6: I agr Transition Land Use Zone Objectives and Land Use Amendments

RU6 Transition	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 2 – Applicability</i>	
<p>WLEP 2013 contains the following additional objective:</p> <ul style="list-style-type: none"> <i>To ensure that interim land uses do not have an adverse impact on the conservation or development potential of land identified for future investigation in the North Wyong Shire Structure Plan or Wyong Settlement Strategy.</i> <p>WLEP 2013 references the North Wyong Shire Structure Plan (NWSSP) and Wyong Settlement Strategy (WSS). It is not considered appropriate to specify the planning documents in which land for future investigation is nominated, particularly as these documents are proposed to be reviewed and updated as an action within the Central Coast Regional Plan.</p> <p>GLEP 2014 does not contain this zone.</p>	<p>Replace additional objective of WLEP 2013 with the following:</p> <ul style="list-style-type: none"> <i>To ensure that interim land uses do not have an adverse impact on the conservation or development potential of land identified for future investigation.</i>

Table 7: R1 General Residential Land Use Zone Objectives and Land Use Amendments

R1 General Residential	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> <i>To promote “walkable” neighbourhoods.</i> <i>To ensure that development is compatible with the scale and character of the local area and complements the existing streetscape.</i> <p>GLEP 2014 contains the following additional objectives:</p>	<p>Replace additional objectives of GLEP 2014 and WLEP 2013 with the following:</p> <ul style="list-style-type: none"> <i>To promote best practice in the design of multi dwelling housing and other similar types of development.</i> <i>To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling</i>

R1 General Residential	
Justification	Action/Recommendation
<ul style="list-style-type: none"> To ensure that development is compatible with the desired future character of the zone. To promote best practice in the design of multi dwelling housing and other similar types of development. To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development. <p>The GLEP 2014 objectives addresses the additional WLEP 2013 objectives. The GLEP 2014 also captures those permissible uses within this zone that are non-residential.</p>	<p>housing or other similar types of development.</p>
Issue 2: Permissibility of Caravan parks; and Recreation areas	
Relevant Principle: Principle 5 – Permissibility Retention	
<p>Recreation areas are permissible with consent in WLEP 2013 and without consent in GLEP 2014. This use is appropriate in this zone and is considered to have minimal impact.</p>	<p><u>Permit without consent:</u> Recreation areas</p>

Table 8: R2 Low Density Residential Land Use Zone Objectives and Land Use Amendments

R2 Low Density Residential	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
Relevant Principle: Principle 3 – Consolidation	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> To maintain and enhance the residential amenity and character of the surrounding area. To provide a residential character commensurate with a low density residential environment. 	<p>Replace additional objectives of GLEP 2014 and WLEP 2013 with the following:</p> <ul style="list-style-type: none"> To maintain and enhance the residential amenity and character of the surrounding area. To encourage best practice in the design of low-density residential development. To ensure that non-residential land uses do not adversely affect residential amenity or

R2 Low Density Residential	
Justification	Action/Recommendation
<p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To ensure that development is compatible with the desired future character of the zone.</i> • <i>To encourage best practice in the design of low-density residential development.</i> • <i>To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.</i> • <i>To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.</i> <p>The <i>WLEP 2013</i> objective covers the purpose of the <i>GLEP 2014</i> objective relating to character.</p> <p>The <i>GLEP 2014</i> objective relating to non-residential land uses should be retained, in addition to the best-practice design objective.</p> <p>The additional <i>GLEP 2014</i> triple bottom line objective has not been included in order to reduce the overall number of objectives.</p>	<p><i>place demands on services beyond the level reasonably required for low-density housing.</i></p>
Issue 2: Permissibility of Recreation areas, Dual Occupancies, Carparks and Hospitals	
<i>Relevant Principle: Principle 5 – Permissibility Retention</i>	
<p>Recreation areas are permissible with consent in <i>WLEP 2013</i> and without consent in <i>GLEP 2014</i>. This use is appropriate in this zone and is considered to have minimal impact.</p> <p>Dual occupancies are permissible with consent in the R2 Low Density Residential zone under <i>WLEP 2013</i> but prohibited in <i>GLEP 2014</i>. 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.</p>	<p><u>Permit without consent:</u></p> <p>Recreation areas</p> <p><u>Permit with consent:</u></p> <p>Dual occupancies</p>

R2 Low Density Residential	
Justification	Action/Recommendation
<p>Carparks as a stand-alone use are not considered an appropriate use within the R2 zone. This use is inconsistent with the residential amenity and character of the surrounding area and is likely to have amenity issues.</p> <p>Hospitals are not an appropriate use in the R2 Low Density Residential Zone. This zone is not a prescribed zone under SEPP Infrastructure. Hospitals are generally major developments and likely to impact on amenity, parking and traffic generation in the surrounding area.</p>	<p><u>Prohibit:</u></p> <p>Car parks; Hospitals</p>

Table 9: B1 Land Use Zone Objectives and Land Use Amendments

B1 Neighbourhood Centre	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To encourage employment opportunities in accessible locations.</i> • <i>To maximise public transport patronage and encourage walking and cycling.</i> • <i>To minimise conflict between land uses within the zone and land uses within adjoining zones.</i> <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To allow for an increased residential population in neighbourhood centres where land is not required to serve local needs.</i> • <i>To ensure that development is compatible with the desired future character of the zone.</i> • <i>To promote ecologically, socially and economically sustainable development.</i> 	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To encourage employment opportunities in accessible locations</i> • <i>To maximise public transport patronage and encourage walking and cycling</i> • <i>To minimise conflict between land uses within the zone and land uses within adjoining zones</i> • <i>To allow for an increased residential population as either stand-alone development or as part of mixed-use development in local nodes and neighbourhood centres where land is not required to serve local needs</i>

B1 Neighbourhood Centre	
Justification	Action/Recommendation
<ul style="list-style-type: none"> • <i>To ensure that local nodes and neighbourhood centres are recognised as small-scale centres that provide a range of services and facilities commensurate with their local population catchments and that development is of a scale that is appropriate to meet local needs.</i> • <i>To encourage residential development as either stand alone development or as part of mixed use development in local nodes and neighbourhood centres, while retaining opportunities for retail and service activities to serve the population in the immediate locality</i> <p>Some of the objectives within <i>GLEP 2014</i> and <i>WLEP 2013</i> are covered by the aims of the CCLEP in Part 1.2 of the proposed plan.</p> <p>The <i>GLEP 2014</i> objectives relating to centres hierarchy are too specific and conflict with the Central Coast Regional Plan (CCRP) 2036, which moves away from centres hierarchy.</p>	
<p><i>Issue 2: Permissibility of Airstrips; Dwelling houses; Highway service centres; Industrial training facilities; Recreation areas; Residential flat buildings; Service station; Sewerage system (group term); Truck depots and Water storage facility</i></p>	
<p><i>Relevant Principle: Principle 5 – Permissibility Retention</i></p>	
<p>Recreation areas are considered appropriate use in this zone.</p>	<p><u>Permit without consent:</u></p> <p>Recreation areas</p>
<p>Airstrips are permissible in all B zones in <i>GLEP 2014</i> but prohibited in all B zones in <i>WLEP 2013</i>. The use would raise many land use conflict issues and is not an appropriate use in this zone.</p> <p>Highway service centres and Truck depots are not suitable due to potential land use conflicts and impact on traffic.</p> <p>Dwelling houses and Residential flat buildings are an under-utilisation of valuable and finite land resource, zone potential and may prevent the orderly economic development of land. B1</p>	<p><u>Prohibit:</u></p> <p>Airstrips; Dwelling houses; Highway service centres; Industrial training facilities, Residential flat buildings; Truck depots; Service station; Sewerage system (Group Term) and Water storage facilities</p>

B1 Neighbourhood Centre	
Justification	Action/Recommendation
<p>zoned land is usually a community focal point where government services, transport and infrastructure are concentrated. Dwelling houses & Residential flat buildings are permissible in most urban areas particularly surrounding the B1 zone. As such, the use of B1 land for these land uses is not considered necessary or appropriate.</p> <p>Industrial training facility is associated with an industry and while it does not need to be on the same land as the industry occurs it would be more appropriate to do so. This use is not likely to be required to be carried out nor is it considered an appropriate use in this zone.</p> <p>Service stations are not an appropriate use in the B1 Neighbourhood centre. This use is likely to alienate land and result in potential land use conflict</p> <p>Sewerage system (group term) is proposed to be prohibited as not all sub terms are permissible.</p> <p>Water storage facilities are inconsistent with the zone objectives.</p>	

Table 10: B2 Local Centre Land Use Zone Objectives and Land Use Amendments

B2 Local Centre	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>The additional objectives in some instances are too specific and do not reflect the overall zone.</p>	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To permit residential accommodation while maintaining active retail, business and other non-residential uses at street level and to contribute to the vitality of those locations</i>

B2 Local Centre	
Justification	Action/Recommendation
	<ul style="list-style-type: none"> To minimise conflict between land uses within the zone and land uses within adjoining zones
<p>Issue 2: Permissibility of Airstrips; Highway service centres; Industrial training facility; recreation facility (Major); Sewerage system (group term); Sex services premises; Truck depots and Water storage facility</p>	
<p><i>Relevant Principle: Principle 5 – Permissibility Retention</i></p>	
<p>Airstrips are permissible in all B zones in <i>GLEP 2014</i> but prohibited in all B zones in <i>WLEP 2013</i>. The use would raise many land use conflict issues and is incompatible with a business zone due to safety and proximity to residential and local business uses. It is also unlikely that this use would be taken up in this zone due to land costs and land area required.</p> <p>Highway service centres and Truck depots are not suitable due to potential land use conflicts and potential odours and noise, traffic, and alienation of a valuable and finite local land resource.</p> <p>Industrial training facility is associated with an industry and while it does not need to be on the same land as the industry occurs it would be more appropriate to do so. This use is not likely to be required to be carried out nor is it considered an appropriate use in this zone.</p> <p>Recreation facility (major) includes large-scale sporting or recreation activities e.g. theme parks, sports stadiums, showgrounds and racecourses that require large land area and are considered uneconomical in the B2 zone and are likely to alienate valuable and finite land.</p> <p>Sewerage system (group term) is proposed to be prohibited as not all sub terms are permissible and are considered unsuitable in the Business zone e.g. biosolids treatment facility, sewage treatment plant. Sex Services premises are not considered appropriate in the B2 zone. The B2 zoned land is generally</p>	<p><u>Prohibit:</u></p> <p>Airstrips; Highway service centres; Industrial training facility, Recreation facility (major); Sewerage system (group term); Sex Services premises; Truck depot and Water storage facility</p>

B2 Local Centre	
Justification	Action/Recommendation
<p>characterised by small local centres, which are frequented by local families and young children. It includes areas such as Avoca Beach, Kincumber, Budgewoi and East Toukley.</p> <p>Water storage facilities are inconsistent with the zone objectives. This use includes dams and weirs, which reduce the availability of finite community land.</p>	

Table 11: B3 Commercial Core Land Use Zone Objectives and Land Use Amendments

B3 Commercial Core	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To provide for residential uses, but only as part of a mixed use development.</i> • <i>To encourage development and investment in the Tuggerah-Wyong central business district.</i> • <i>To reinforce the role of the Tuggerah-Wyong central business district as the major regional centre in Wyong.</i> <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities and social, education and health services.</i> • <i>To provide for residential uses if compatible with neighbouring uses and employment opportunities.</i> • <i>To provide for the retention and creation of view corridors.</i> 	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To strengthen the role of Gosford City Centre as the regional business, retail and cultural centre of the Central Coast</i> • <i>To reinforce the role of the Tuggerah-Wyong economic corridor as a key strategic centre on the Central Coast</i> • <i>To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities and social, education and health services</i> • <i>To provide for residential uses, but only as part of a mixed-use development.</i> • <i>To create opportunities to improve the public domain and pedestrian links throughout the network of centres</i> • <i>To protect and enhance scenic quality and to provide for the retention and creation of view corridors in Gosford, Wyong and Tuggerah Centres</i>

B3 Commercial Core	
Justification	Action/Recommendation
<p>All objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> (with minor amendments) are relevant for specific localities. Specific reference to Gosford City Centre is required to be added. Reference to Tuggerah-Wyong central business district should be changed to Tuggerah-Wyong economic corridor, to reflect the nature of this business area.</p>	
<p>Issue 2: Permissibility of Airstrips; Boarding house; Highway service centres; Industrial training facility; recreation facility (Major) Sewerage system (group term); Truck depots and Water storage facility</p>	
<p><i>Relevant Principle: Principle 5 – Permissibility Retention</i></p>	
<p>Airstrips are permissible in all B zones in <i>GLEP 2014</i> but prohibited in all B zones in <i>WLEP 2013</i>. The use would raise many land use conflict issues relating to safety, noise, land take etc.</p> <p>Boarding houses are not an appropriate use in the commercial core. Other forms of residential accommodation are prohibited, and this form of residential accommodation should not be an exception. Boarding houses are not a prescribed use in the SI instrument for B3 and do not represent the commercial focus of this zone.</p> <p>Highway service centres and Truck depots are not suitable due to potential land use conflicts, odour, noise and impact on traffic. Industrial training facility is associated with an industry and while it does not need to be on the same land as the industry occurs it would be more appropriate to do so. This use is not likely to be required to be carried out nor is it considered an appropriate use in this zone.</p> <p>Sewerage system (group term) is proposed to be prohibited as not all sub terms are permissible.</p> <p>Water storage facilities are inconsistent with the zone objectives. They require large land</p>	<p><u>Prohibit:</u></p> <p>Airstrips; Boarding house; Highway service centre; Industrial training facility; Sewerage system (group term); Truck depot and Water storage facility</p>

B3 Commercial Core	
Justification	Action/Recommendation
areas to establish, and would reduce availability of valuable and finite commercial and community land.	

Table 12: B4 Mixed Use Land Use Zone Objectives and Land Use Amendments

B4 Mixed Use	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To permit residential accommodation while maintaining active retail, business and other non-residential uses at street level.</i> • <i>To encourage development that supports or complements the primary office and retail functions of the zone.</i> • <i>To minimise conflict between land uses within the zone and land uses within adjoining zones.</i> <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities, social, education and health services and higher density residential development.</i> • <i>To allow development in Point Frederick to take advantage of and retain view corridors while avoiding a continuous built edge along the waterfront.</i> • <i>To enliven the Gosford waterfront by allowing a wide range of commercial, retail and residential activities immediately adjacent to it and increase opportunities for more</i> 	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To minimise conflict between land uses within the zone and land uses within adjoining zones</i> • <i>To encourage a diverse and compatible range of activities, including active commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities, social, education and health services.</i> • <i>To enliven waterfronts by allowing a wide range of commercial, retail and residential activities immediately adjacent to it and increase opportunities for more interaction between public and private domains.</i> • <i>To allow development to take advantage of and retain view corridors while avoiding a continuous built edge along the waterfront and to protect and enhance the scenic qualities and character of commercial centres.</i> • <i>To protect and enhance the scenic qualities and character of commercial centres.</i> • <i>To create opportunities to improve the public domain and pedestrian links</i> • <i>To provide for residential uses, but only as part of a mixed-use development.</i>

B4 Mixed Use	
Justification	Action/Recommendation
<p><i>interaction between public and private domains.</i></p> <p>The amalgamation of the <i>GLEP 2014</i> and <i>WLEP 2013</i> objectives provide a consistent approach for this zone.</p> <p>An additional objective is proposed to encourage residential development only where it is part of a mixed-use development.</p>	
<p><i>Issue 2: Permissibility of Airstrips; Attached dwelling; Group Home (group term); Highway service centres; Industrial Training facility; Multi dwelling housing; Residential accommodation (group term); Sewerage system (group term); Truck depots and Water storage facility</i></p>	
<p><i>Relevant Principle: Principle 5 – Permissibility Retention</i></p>	
<p>Airstrips are permissible in all B zones in <i>GLEP 2014</i> but prohibited in all B zones in <i>WLEP 2013</i>. The use would raise many land use conflict issues in this zone including safety concerns.</p> <p>Highway service centres and Truck depots are not suitable due to potential land use conflicts and impact on traffic.</p> <p>Residential accommodation (group term) is proposed to be prohibited as not all sub-terms are permissible and are inconsistent with the objectives of the zone.</p> <p>Attached dwellings and multi dwelling housing are an under-utilisation of land potential in this zone and are likely to sterilise B4 land.</p> <p>Industrial training facility is associated with an industry and while it does not need to be on the same land as the industry occurs it would be more appropriate to do so. This use is not likely to be required to be carried out, nor is it considered an appropriate use, in this zone.</p> <p>Group home (group term), and Sewerage system (group term) are proposed to be prohibited as not all sub terms are permissible.</p>	<p><u>Prohibit:</u></p> <p>Airstrips; Attached dwelling; Group Home (group term); Highway service centres; Industrial training facility; Multi dwelling housing; Residential accommodation (group term); Sewerage system (group term); Truck depots; and Water storage facility</p>

B4 Mixed Use	
Justification	Action/Recommendation
Water storage facilities are inconsistent with the zone objectives and require a large land area that is likely to alienate valuable B4 land.	

Table 13: B5 Business Development Land Use Zone Objectives and Land Use Amendments

B5 Business Development	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To encourage development that supports or complements the primary office and retail functions of Zone B2 Local Centre and Zone B3 Commercial Core.</i> • <i>To enable other complementary land uses that do not detract from the viability of business and warehouse uses, including bulky goods premises.</i> <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To provide and protect land for employment-generating activities.</i> • <i>To encourage the location of business and other premises requiring large floor plates in appropriate locations to ensure they do not sterilise commercial or residential areas.</i> • <i>To recognise the importance of business lands at Erina and locations supporting Gosford City Centre at West Gosford and Wyoming.</i> • <i>To recognise small isolated business and commercial areas located throughout Gosford.</i> • <i>To recognise the range of service activities located in business areas that support business development.</i> • <i>To ensure that business areas are not sterilised by residential development.</i> 	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To encourage development that supports or complements the primary office and retail functions of Zone B2 Local Centre and Zone B3 Commercial Core.</i> • <i>To provide and protect land for employment-generating activities.</i> • <i>To enable other complementary land uses like bulky good premises, in appropriate locations, that will not detract from the viability of business and warehouse uses.</i> • <i>To ensure that the location of business' requiring large floor plates does not sterilise commercial or residential areas and does not detract from the viability of business and warehouse uses</i> • <i>To ensure that business areas are not sterilised by residential development</i>

B5 Business Development	
Justification	Action/Recommendation
<p>The amalgamation of the <i>GLEP 2014</i> and <i>WLEP 2013</i> objectives provide a consistent approach for this zone. However, objectives in some instances are too specific and do not reflect the overall zone.</p>	
<p>Issue 2: Permissibility of Airstrips; Highway Service Centre; Sewerage system (group term) and Water storage facility</p>	
<p><i>Relevant Principle: Principle 5 – Permissibility Retention</i></p>	
<p>Airstrips are permissible in all B zones in <i>GLEP 2014</i> but prohibited in all B zones in <i>WLEP 2013</i>. The use would raise many land use conflict issues. Highway Service Centres are not an appropriate use in the B5 zone. They are likely to result in land use conflict and have potential impacts on odour, contamination and amenity. The use is most suitably located on major freeways / highways, such as the M1 Motorway. Service station is a permissible use in this zone.</p> <p>Sewerage system (group term) is proposed to be prohibited as not all sub terms are permissible.</p> <p>Water storage facilities are inconsistent with the zone objectives. The use includes dams and weirs. Such activities are not suitable within B5 zoned areas, land would not be economical, and the use would diminish availability of valuable and finite community land.</p>	<p><u>Prohibit:</u> Airstrip; Highway Service Centre; Sewerage system (group term) and Water storage facility</p>

Table 14: B6 Enterprise Corridor Land Use Zone Objectives and Land Use Amendments

B6 Enterprise Corridor	
Justification	Action/Recommendation
<p>Issue 1: Non-mandated and duplicated, repetitive objectives between plans</p>	
<p><i>Relevant Principle: Principle 3 – Consolidation</i></p>	

B6 Enterprise Corridor	
Justification	Action/Recommendation
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To provide for residential uses, but only as part of a mixed use development.</i> • <i>To provide primarily for businesses along key corridors.</i> <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To provide for residential uses, but only as part of a mixed use development.</i> <p>The amalgamation of the <i>GLEP 2014</i> and <i>WLEP 2013</i> objectives provide a consistent approach for this zone.</p>	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To provide primarily for businesses along key corridors</i>
<p>Issue 2: Permissibility of Airstrips; Highway Service Centre; Sewerage system (group term) and Water storage facility</p>	
<p><i>Relevant Principle: Principle 5 – Permissibility Retention</i></p>	
<ul style="list-style-type: none"> • Airstrips are permissible in all B zones in <i>GLEP 2014</i> but prohibited in all B zones in <i>WLEP 2013</i>. The use would raise many land use conflict issues. • Highway Service Centres are not an appropriate use in the B6 zone. They are likely to result in land use conflict and have potential impacts on odour, contamination and amenity. The use is most suitably located on major freeways / highways, such as the M1 Motorway. Service station is a permissible use in this zone. • Multi dwelling housing; Residential flat buildings; Serviced apartments – These land uses are not appropriate in the B6 Enterprise Corridor and B7 Business Park zone. 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 	<p><u>Prohibit:</u></p> <p>Airstrip; Highway service centre; Multi dwelling housing; Residential flat buildings; Serviced apartments; Sewerage system (group term); and Water storage facility.</p>

B6 Enterprise Corridor	
Justification	Action/Recommendation
<p>industrial uses with potential for land contamination and conflict issues.</p> <ul style="list-style-type: none"> • Sewerage system (group term) is proposed to be prohibited as not all sub terms are permissible. • Water storage facilities are inconsistent with the zone objectives. 	

Table 15: B7 Business Park Land Use Zone Objectives and Land Use Amendments

B7 Business Park	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>This zone is not applicable in <i>GLEP 2014</i>. The objectives of <i>WLEP 2013</i> remain relevant.</p>	<ul style="list-style-type: none"> • Retain all existing objectives for the B7 zone as set out in <i>WLEP 2013</i>.
Issue 2: Permissibility of Serviced apartments	
<i>Relevant Principle: Principle 5 – Permissibility Retention</i>	
<p>Serviced apartments are permissible in the B7 zone in <i>WLEP 2013</i> but <i>GLEP 2014</i> did not include a B7 zone. Serviced apartments could raise many land use conflict issues and are not an appropriate use in the B7 zone. They are likely to result in land use conflict and have potential impacts on odour, contamination and amenity.</p>	<p><u>Prohibit:</u> Serviced apartments.</p>
<p>Vehicle Repair Stations were previously prohibited in the 4(c) Business Park zone under <i>WLEP 1991</i> but are now permitted in the B7 Business Park zone. They are likely to result in land use conflict and have potential impacts on odour, contamination and amenity. This was undertaken as part of <i>WLEP 2013 Amendment 28</i>.</p>	<p><u>Prohibit:</u> Vehicle Repair Stations.</p>

Table 16: IN1 General Industrial Land Use Zone Objectives and Land Use Amendments

IN1 General Industrial	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To enable other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.</i> <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To promote ecologically, socially and economically sustainable development.</i> • <i>To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature.</i> • <i>To ensure that development is compatible with the desired future character of the zone.</i> <p>Land uses in this zone should ensure that the needs of workers within these localities could be catered for.</p> <p>Any retail, commercial and service land uses should only be permitted where they are of an ancillary nature</p>	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To enable other land uses that provide facilities or services to meet the day-to-day needs of workers in the area</i> • <i>To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature</i>
Issue 2: Permissibility of Educational Establishment; Hazardous industry; Heavy industry (group term); Hospital; and Recreation area	
<i>Relevant Principle: Principle 5 – Permissibility Retention</i>	
<p>Recreation areas are permissible within <i>GLEP 2014</i> without consent. This use is appropriate in this zone.</p>	<p><u>Permit without consent:</u> Recreation area</p>
<p>Educational establishments are not suitable in the IN1 zone due to land use conflict in relation to amenity, noise, potential odour, traffic impact from the school and safety concerns with young pedestrians and large transport vehicles.</p>	<p><u>Prohibit:</u> Educational establishment; Hazardous industry; Heavy industry (group term); and Hospital</p>

IN1 General Industrial	
Justification	Action/Recommendation
<p>Hazardous industry, Heavy industry (group term) including offensive industries are unsuitable land uses in this zone.</p> <p>Hospitals are unsuitable in this zone due to potential land use conflicts with other permissible uses. It would be difficult to evacuate a hospital in this location in the case of an emergency arising from another industrial use. All other uses under the Health services facility group term are considered appropriate in this zone.</p>	

Table 17: SP1 Special Activities Zone Objectives and Land Use Amendments

SP1 Special Activities	
Justification	Action/Recommendation
Issue 1: Permissibility of Environmental facilities, Environmental protection works, and Recreation areas	
<i>Relevant Principle: Principle 5 – Permissibility Retention</i>	
<p>Environmental facilities, Environmental protection works, and Recreation areas are permitted without consent in the GLEP 2014 and are considered complementary uses in the SP1 zone.</p>	<p><u>Permit without consent:</u> Environmental facilities; Environmental protection works, Recreation areas</p>

Table 18: SP2 Infrastructure Land Use Zone Objectives and Land Use Amendments

SP2 Infrastructure	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p>	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> To recognise existing railway land, major roads and utility installations to enable their

SP2 Infrastructure	
Justification	Action/Recommendation
<ul style="list-style-type: none"> To recognise existing railway land and to enable future development for railway and associated purposes. To recognise major roads and to enable future development and expansion of major road networks and associated purposes. To recognise existing land and to enable future development for utility undertakings and associated purposes. <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> To ensure that development is compatible with the desired future character of the zone. <p>Objectives relating to character are included in Clause 1.2 Aims of the Plan. The remainder of the objectives can be consolidated.</p>	<p>future development, expansion and associated purposes</p>

Table 19: RE1 Public Recreation Land Use Zone Objectives and Land Use Amendments

RE1 Public Recreation	
Justification	Action/Recommendation
<p>Issue 1: Non-mandated and duplicated, repetitive objectives between plans</p>	
<p>Relevant Principle: Principle 3 – Consolidation</p>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> To provide linked open space for ecosystem continuity, public access, local community recreation and waterway protection. To provide space for integrated stormwater treatment devices for flow and water quality management. To enable ancillary development that complements land zoned for recreational purposes. <p>GLEP 2014 contains the following additional objectives:</p>	<p>Replace additional objectives of GLEP 2014 and WLEP 2013 with the following:</p> <ul style="list-style-type: none"> To identify areas for suitable for development for recreational and cultural purposes. To provide space for integrated stormwater treatment devices flow and water quality management.

RE1 Public Recreation	
Justification	Action/Recommendation
<ul style="list-style-type: none"> To identify areas suitable for development for recreation, leisure and cultural purposes. To ensure that development is compatible with the desired future character of the zone. <p>Wording is proposed to be refined to ensure intent of zone is clear.</p> <p>The last objectives of <i>GLEP 2014</i> originally related to the former 5(a) (Special Uses) zone for drainage purposes. This land was converted to the RE1 zone and the use is required to be addressed by the objectives.</p>	
<p>Issue 2: Permissibility of Environmental facility; Environmental protection works; Public administration building and Waste or resource management facility</p>	
<p><i>Relevant Principle: Principle 5 – Permissibility Retention</i></p>	
<p>Environmental facilities and Environmental protection works are consistent with the zone objectives. The permissibility without consent of <i>GLEP 2014</i> is appropriate within this zone.</p>	<p><u>Permit without consent:</u></p> <p>Environmental facility and Environmental protection works</p>
<p>Public administration building is inconsistent with the objectives of the zone and does not provide for open space or recreational purposes.</p> <p>Waste or resource management facilities are not compatible with the general intent of the zone objectives and result in possible land use conflicts.</p>	<p><u>Prohibit:</u></p> <p>Public administration building; and Waste or resource management facility</p>

Table 20: RE2 Private Recreation Land Use Zone Objectives and Land Use Amendments

RE2 Private Recreation	
Justification	Action/Recommendation
<p>Issue 1: Non-mandated and duplicated, repetitive objectives between plans</p>	
<p><i>Relevant Principle: Principle 3 – Consolidation</i></p>	
<p>WLEP 2013 contains the following additional objectives:</p>	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p>

RE2 Private Recreation	
Justification	Action/Recommendation
<ul style="list-style-type: none"> To offer opportunities for tourism development that is compatible with the natural environment. To allow for alternative uses of open space areas for community purposes that are compatible with surrounding areas. To enable land uses that are compatible with, and complementary to, recreational uses. <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> To ensure that development does not have an unacceptable impact on the amenity of nearby properties. To ensure that development is compatible with the desired future character of the zone. <p>The zone should enable some forms of compatible development that align with the current land uses found within the current zone.</p> <p>Land uses such as clubs are generally not stand-alone entities often providing mixed land uses (e.g. accommodation)</p>	<ul style="list-style-type: none"> To offer opportunities for community and/or tourist development that is compatible with the natural environment

Table 21: E2 Environmental Conservation Land Use Zone Objectives and Land Use Amendments

E2 Environmental Conservation	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> To protect endangered ecological communities, coastal wetlands and littoral rainforests. To enable development of public works and environmental facilities if such development would not have a detrimental impact on 	<p>Delete additional objectives as follows:</p> <ul style="list-style-type: none"> To ensure that development is compatible with the desired future character of the zone; To limit development in areas subject to steep slopes and flooding; To enable development of public works and environmental facilities if such development would not have a detrimental impact on

E2 Environmental Conservation	
Justification	Action/Recommendation
<p><i>ecological, scientific, cultural or aesthetic values.</i></p> <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.</i> • <i>To ensure that development is compatible with the desired future character of the zone.</i> • <i>To limit development in areas subject to steep slopes and flooding.</i> <p>The intent of the additional objectives is addressed by the SI LEP objectives.</p>	<p><i>ecological, scientific, cultural or aesthetic values.</i></p>
Issue 2: Permissibility of Dwelling houses; Bed and breakfast accommodation and Home occupations	
<i>Relevant Principle: Principle 5 – Permissibility Retention</i>	
<p>The E2 Environmental Conservation zone is not applied in the same way between the former LGAs.</p> <p>Bed and breakfast accommodation, Home occupation and Dwelling houses are prohibited under <i>WLEP 2013</i> but permissible under <i>GLEP 2014</i>. This has occurred as different methodologies were applied during the preparation of the <i>WLEP 2013</i> and <i>GLEP 2014</i> in determining the application of the E2 zone and permissibility of certain land uses.</p> <p>The E2 zone is intended to apply to the land of highest environmental value to avoid impacts from development on this land. The introduction of these uses as generally permissible will potentially impact on the quality of E2 lands in the former Wyong LGA.</p> <p>It is intended that the CCLEP will retain the dwelling rights of those property owners who currently own land zoned E2 in the former Gosford LGA where dwelling houses are</p>	<p><u>Prohibit:</u></p> <p>Bed and breakfast accommodation; Home occupation; and Dwelling house</p>

E2 Environmental Conservation	
Justification	Action/Recommendation
<p>currently permitted, or that are being rezoned to E2 as part of the CCLEP and had a dwelling entitlement under the IDO 122 or GPSO. This will be achieved through the inclusion of an additional Local Clause in Part 7 of the CCLEP. This interim approach will ensure that those properties that currently have dwellings or where dwellings could be developed are not denied this right under the CCLEP without further LGA wide study. An LGA-wide study of environmental lands and how the zones are applied is proposed to be undertaken as part of a future comprehensive CCLEP.</p>	

Table 22: E3 Environmental Management Land Use Zone Objectives and Land Use Amendments

E3 Environmental Management	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains no additional objectives: GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.</i> • <i>To ensure that development is compatible with the desired future character of the zone.</i> • <i>To highlight the importance of providing an environmental buffer to areas of high ecological, scientific, cultural or aesthetic value.</i> <p>The revised objective consistent with Planning Practice Note PN09-002 <i>Environmental Protection Zones</i>.</p>	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To provide transitions to high ecologically valued land or constrained lands</i>

Table 23: E4 Environmental Living Land Use Zone Objectives and Land Use Amendments

E4 Environmental Living	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
Relevant Principle: Principle 3 – Consolidation	
<p>WLEP 2013 contains the following additional objectives:</p> <ul style="list-style-type: none"> To allow additional land uses that will not have an adverse impact on those values. <p>GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford. To provide land for low-impact tourist-related development that is of a scale that is compatible with the special ecological, scientific or aesthetic values of the area. To ensure that development is compatible with the desired future character of the zone. <p>Tourist development is inconsistent with the desired zone character. This objective will be deleted. The triple bottom line objective is dealt with in Clause 1.2 Aims of Plan.</p>	<p>Replace additional objectives of GLEP 2014 and WLEP 2013 with the following:</p> <ul style="list-style-type: none"> To allow additional land uses that will not have an adverse impact on those values
Issue 2: Permissibility of Bee keeping; Caravan Park, Camping ground; Educational establishment; Farm stay accommodation; Horticulture; Hotel or motel accommodation; Pub; Recreation area; Recreation facility (indoor); Recreation facility (outdoor); Registered club; Restaurant or café; Serviced apartment; and Tourist and visitor accommodation	
Relevant Principle: Principle 5 – Permissibility Retention	
<p>Recreation areas are appropriate uses in this zone with consent.</p> <p>Extensive agriculture is proposed to be restricted to allow bee keeping only. Most lots within this zone are small, therefore not suitable for extensive crop production or pasture based dairies. The surrounding rural</p>	<p><u>Permit with consent:</u></p> <p>Bee Keeping; Educational establishments and Recreation area</p>

E4 Environmental Living	
Justification	Action/Recommendation
<p>lands provide for other forms of extensive agriculture.</p> <p>Educational establishments are currently permissible under IDO 122 in the 7 (c2) Scenic Protection – Rural Small Holdings zone. In the former Gosford LGA there are a number of existing educational establishments located on land currently deferred from the <i>GLEP 2014</i> and now proposed to be zoned E4. The E4 zone is also included as a prescribed zone under the draft educational SEPP.</p>	
<p>Caravan park, camping ground, farm stay accommodation, Hotel or motel accommodation, pub, recreation facility (indoor), recreation facility (outdoor), registered club, restaurant or cafe, serviced apartment, and tourist and visitor accommodation (group term) are permitted with consent in the <i>GLEP 2014</i> and prohibited in the <i>WLEP 2013</i>. These uses are inconsistent with the objectives of the zone, which is predominantly for residential development in special ecological landscapes and may detract from the character of the zone. These uses are also likely to increase traffic, noise and impact on the amenity. Any existing uses with development consent will retain existing use rights. In relation to existing Caravan Parks, these are to be included in Schedule 1 Additional Permitted Uses and the associated Map.</p> <p>Horticulture is not considered an appropriate use within the E4 zone and is inconsistent with the objectives of this zone. The objective is predominantly for residential development in special ecological landscapes. The proposed lot size within the E4 zone of 2ha is also not supportive of this use.</p>	<p><u>Prohibit:</u></p> <p>Caravan Park; Camping ground, Farm stay accommodation; Horticulture; Hotel or motel accommodation; Pub; Recreation facility (indoor); Recreation facility (outdoor); Registered club; Restaurant or café; Serviced apartment; Tourist and visitor accommodation.</p> <p>Existing Caravan Parks and Manufactured Home Estates will be included in Schedule 1 Additional Permitted Uses.</p>

Table 24: W1 Natural Waterways Land Use Zone Objectives and Land Use Amendments

W1 Natural Waterways	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains no additional objectives. GLEP 2014 contains the following additional objectives:</p> <ul style="list-style-type: none"> • <i>To provide for aquaculture.</i> <p>Aquaculture is proposed to be a permissible land use within this zone.</p>	<p>Replace additional objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i> with the following:</p> <ul style="list-style-type: none"> • <i>To provide for sustainable aquaculture</i>
Issue 2: Permissibility of Environmental Facility; Environmental protection works and Moorings	
<i>Relevant Principle: Principle 5 – Permissibility Retention</i>	
<p>Environmental Facility and Environmental protection works are permissible with consent in <i>WLEP 2013</i> and without consent in <i>GLEP 2014</i>. The use is appropriate in the zone and not considered to require consent.</p> <p>Moorings are permitted without consent in the <i>GLEP 2014</i> and prohibited in <i>WLEP 2013</i>. The use is consistent with the objectives of the zone and an appropriate use within W1. As the use is located within the navigable waterway, it is managed and licenced by the Roads and Maritime Service (RMS). Section 5.1.8 of the DPI Fisheries <i>Policy and Guidelines for Fish Habitat Conservation and Management</i> includes the policies and guidelines for moorings. It is not necessary for Council to require development consent for this use. This does not preclude the requirement for any other consent or licence.</p>	<p><u>Permit without consent:</u></p> <p>Environmental facility, Environmental protection works and Mooring</p>

Table 25: W2 Recreational Waterways Land Use Zone Objectives and Land Use Amendments

W2 Recreational Waterways	
Justification	Action/Recommendation
Issue 1: Non-mandated and duplicated, repetitive objectives between plans	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
<p>WLEP 2013 contains no additional objectives.</p> <ul style="list-style-type: none"> <i>To ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.</i> <i>To encourage the continuous public access to and along the foreshore and to reinforce the foreshore character and respect for existing environmental conditions.</i> <p>GLEP 2014 contains no additional objectives.</p> <ul style="list-style-type: none"> <i>To provide for aquaculture.</i> <p>The intent of the first additional objective of <i>WLEP 2013</i> is addressed by the SI LEP objectives. The final additional objective is to be retained.</p>	<p>Delete additional objective as follows:</p> <ul style="list-style-type: none"> <i>To ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.</i>
Issue 2: Permissibility of Environmental Facility; Environmental protection works and Moorings	
<i>Relevant Principle: Principle 5 – Permissibility Retention</i>	
<p>Environmental Facility and Environmental protection works are permissible with consent in <i>WLEP 2013</i> and without consent in <i>GLEP 2014</i>. The use is appropriate in the zone and not considered to require consent</p> <p>Moorings are permitted without consent in <i>GLEP 2014</i> and prohibited in <i>WLEP 2013</i>. This use is considered an appropriate use in the W2 zone and consistent with the zone objectives. As a mooring is located in navigable waters, the use is managed and licensed by Roads and Maritime Services (RMS). Application for a new mooring is made through Transport for NSW and licences are renewed annually for both individual and commercial licences.</p>	<p><u>Permit without consent:</u></p> <p>Environmental Facility, Environmental protection works and Mooring</p>

W2 Recreational Waterways	
Justification	Action/Recommendation
<p>The RMS manages the number of mooring sites within any area based on certain requirements. Given that this use is located within a navigable waterway and managed by Transport for NSW, it is recommended that the use be permissible without development consent.</p> <p>This does not preclude the requirement for any other consent or licence. In addition, Sect 5.1.8 of the DPI Fisheries <i>Policy and Guidelines for Fish Habitat</i> includes the policies and guidelines for moorings.</p>	

CCLEP Part 3 - Exempt and Complying Development

Part 3 of the consolidated Central Coast Local Environmental Plan (CCLEP) identifies the circumstances when development can be undertaken without consent (exempt development) and as complying development.

Key Principles

Key principles were developed to compare and assess Part 3 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*.

Key Issues

- Both *GLEP 2014* and *WLEP 2013* were prepared in the SI LEP format, which achieves Principle 1. Clauses 3.1 – 3.3 of *WLEP 2013* and *GLEP 2014* are proposed to be retained in the CCLEP.
- Clauses 3.1 and 3.2 enable Exempt and Complying Development Provisions, which are addressed in “CCLEP Schedule 2 - Exempt Development” and “CCLEP Schedule 3 - Complying Development”.

CCLEP Part 4 - Principal Development Standards

Part 4 of the consolidated Central Coast Local Environmental Plan (CCLEP) will cover the development standards for minimum subdivision sizes, height of buildings and floor space ratios. This part will also identify circumstances when the development standards may be altered or varied.

Key Principles

Key principles were developed to compare and assess Part 4 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*.

Principle 2 - Applicability

Reflection of the Central Coast Council proclamation, extent of the new Central Coast Local Government Area (LGA) and acknowledgement of relevant regional goals for Central Coast.

Principle 3 – Consolidation

Consolidate duplicated or repetitive objectives and development standards within either *GLEP 2014* or *WLEP 2013* that are similar in intent.

Principle 4 – Flexibility

Adoption of those standards or provisions which enable the most flexible or generous approach to development standards in certain locations or situations.

The intent of this principle is to ensure that existing development potential of land is retained, to reduce the need for development variations and the need to ensure equity across the Central Coast LGA.

Principle 5 – Clarification

Correction of provisions, which have been inadequately drafted during the preparation of either *GLEP 2014*, *WLEP 2013*, or which require amendment to clarify the intent of the clause.

Key Issues

- Both *GLEP 2014* and *WLEP 2013* were prepared in the SI LEP format, which achieves Principle 1.
- The objectives of most clauses in this Part will require amendment and consolidation to reference the new Central Coast LGA in accordance with Principle 2 – Applicability and Principle 3 – Consolidation.
- Development standards will be aligned across the Central Coast LGA in accordance with Principle – 3 Consolidation and Principle 4 – Flexibility.
- In some circumstances, Principle 4 – Flexibility has not been applied. This is because, in some instances, the application of development standards between the two former LGAs has been different. Therefore, some development standards have been found to not always align and may be inappropriate for application over the entire Central Coast LGA.

The tables below identify where Principle 4 – Flexibility has not been able to be applied. The tables then provide the outcome of the assessment of development standards using Principle 2 Applicability and Principle 3 – Consolidation.

- For clarity, if a provision of either *GLEP 2014* or *WLEP 2013* is not included within the tables below, it is proposed to be incorporated into CCLEP in its current form (e.g. Clause 4.2 Rural subdivision and 4.5 Calculation of floor space ratio and site area).
- It is also likely that clause reference numbers within this Part will need to be renumbered (including in clause referral numbering).

Table 26: Explanation of Principal Development Standard Amendments Relating to Lot Size

Lot Size & Subdivision	
Justification	Action/Recommendation
Issue 1: Duplicated, repetitive objectives within clauses between plans	
<i>Relevant Principle: Principle 3 - Consolidation</i>	
Clause 4.1 – Minimum subdivision lot size (WLEP 2013 & GLEP 2014)	
The simplification of objectives promotes a more streamlined planning instrument. The inclusion of all land uses ensures the CCLEP is consistent across the Central Coast LGA	<p>The CCLEP has adopted <i>GLEP 2014</i> objectives relating to state and regional plans and ecological, social and economic sustainability.</p> <p>The CCLEP has adopted <i>WLEP 2013</i> objectives relating to lot sizes being suitable for the intended purpose</p> <ul style="list-style-type: none"> • Now known as Clause 4.1 – Minimum subdivision lot size.
Issue 2: Subdivision of split zoned parcels	
<i>Relevant Principle: Principle 5 – Clarification</i>	

Lot Size & Subdivision	
Justification	Action/Recommendation
Clause 4.1AA – Minimum subdivision lot size for community title schemes (GLEP 2014 & WLEP 2013)	
<p>4.1AA (GLEP 2014) applies to the RE1 Public recreation zone. This is not necessary, as community title subdivision is unlikely to occur on RE1 land.</p>	<ul style="list-style-type: none"> Combine the objectives of both <i>GLEP 2014</i> and <i>WLEP 2013</i>. Remove RE1 Public recreation from Clause 4.1AA. Now known as Clause 4.1AA – Minimum subdivision lot size for community title schemes (CCLEP).
Clause 4.1A– Exceptions to minimum lot size for certain split zones (WLEP 2013)	
<p>This is a specific issue relating to <i>WLEP 2013</i> which permits land which is split zoned with an E2 Environmental Conservation or E3 Environmental Management to be subdivided below the minimum lot size.</p> <p>In-clause referencing errors currently permit development of the E2 or E3 land (for eco-tourist facilities, residential accommodation or tourist and visitor accommodation). The intent of the clause is for this land not to be further developed.</p> <p>The operation of the clause in its current form prohibits development for the above purposes on the primary lot if it is zoned R5 Large Lot Residential.</p> <p>Currently subclause 4.1A (4)(a) refers to subclause 3(a) but should refer to subclause 3(c). Subclause 3(c) refers to the residue lot that consists of E2 or E3 zoned land. It is this land that is not to be used for eco-tourist facilities, residential accommodation or tourist and visitor accommodation (not the R5 Large Lot Residential land that the clause currently points to). The current wording does not reflect the intent of the clause.</p>	<p>The clause is proposed to be retained.</p> <p>The clause will require amendment to ensure that the E2 Environmental Conservation or E3 Environmental Management lot created by this clause are not able to be developed and must be subject to long-term conservation and management.</p> <p>It is recommended that subclause 4.1A(4) be amended as follows:</p> <p>(4) <i>Development consent must not be granted under subclause (3) unless the consent authority is satisfied that:</i></p> <p>(a) <i>the land referred to in subclause (3)(c) will not be used for the purpose of eco-tourist facilities, residential accommodation or tourist and visitor accommodation, and</i></p> <p>(b) <i>suitable arrangements have been, or will be, made for the long-term conservation and management of that land.</i></p> <ul style="list-style-type: none"> Now known as Clause 4.1C – Exceptions to minimum subdivision lot size for certain split zones (CCLEP).
Issue 3: Strata subdivision of dual occupancy developments	
<i>Relevant Principle: Principle 3 – Consolidation; Principle 4 - Flexibility</i>	
Clause 4.1A – Minimum subdivision lot size for strata plan schemes in certain rural, residential, recreation and environment protection zones (GLEP 2014)	

Lot Size & Subdivision	
Justification	Action/Recommendation
Clause 4.2A – Minimum subdivision lot size for strata plan schemes in certain rural and environment protection zones (WLEP 2013)	
<p>In addition to those zones specified by the SILEP, <i>GLEP 2014</i> does not permit strata subdivision of dual occupancies within the R2 Low Density Residential or RE1 Public Recreation zone where the lot created is less than the minimum lot size.</p> <p><i>WLEP 2013</i> does not permit strata subdivision of dual occupancies within the RU6 Transition, R5 Large Lot Residential or E4 Environmental Living where the lot created is less than the minimum lot size.</p> <p>Dual occupancy development is proposed to be permissible in the R2 Low Density Residential zone across the Central Coast.</p> <p>The clause applies to Residential accommodation and tourist and visitor accommodation, which are not proposed to be permissible uses in the RE1 Public recreation zone. As such, it is not necessary to apply this clause to the RE1 zone.</p> <p>Strata subdivision should not be prohibited in the R2 Low Density Zone across the Central Coast.</p>	<p>All zones within <i>GLEP 2014</i> and <i>WLEP 2013</i> excluding the R2 Low Density Residential and RE1 Public recreation zones will be subject to a similar clause in the CCLEP.</p> <ul style="list-style-type: none"> Now known as Clause 4.1B – Minimum subdivision lot size for strata plan schemes in certain zones (CCLEP).
Issue 4: Minimum lot sizes for Attached dwellings, Dual occupancies, Multi dwelling housing and Residential flat buildings	
<i>Relevant Principle: Principle 3 – Consolidation; Principle 4 - Flexibility</i>	
Clause 4.1B – Minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings (GLEP 2014)	
<p>This clause applies to land zoned R1 General Residential. The clause specifies the minimum lot sizes for Attached dwellings, Dual occupancies, Multi dwelling housing and Residential flat buildings. The objective of the clause is to achieve planned residential density in the R1 zone.</p> <p>Specific minimum lot sizes for multi-dwelling housing, residential flat buildings and attached</p>	<ul style="list-style-type: none"> The clause is also to be amended to apply to a broader range of zones (R1 General Residential, Zone R2 Low Density Residential Zone R3 Medium Density Residential). Now known as Clause 4.1F – Minimum lot size for Dual Occupancies (CCLEP).

Lot Size & Subdivision													
Justification	Action/Recommendation												
<p> dwellings are not set under the Central Coast Development Control Plan (CCDCP); however, this form of housing can be managed through other provisions of the DCP chapter applying to these forms of development e.g. building setback, floor space ratio, open space requirements etc.</p> <p>The removal of this clause, for these land-uses multi-dwelling housing, residential flat buildings and attached dwellings from this clause, will allow greater flexibility to encourage higher density development within the R1 zone. It will also reduce expectations of unfeasible development where greater lot sizes would be required.</p> <p>The clause will now only apply to dual occupancy development, and therefore the clause should also be refined to apply to a broader range of zones (R1 General Residential, Zone R2 Low Density Residential Zone R3 Medium Density Residential).</p>													
<p>For dual occupancy development, it was proposed to rely on the DCP provisions to control minimum lot sizes; however, the introduction of the <i>Low Rise Medium Density Housing Code</i> has resulted in a minimum lot size of 400m² applying where no minimum lot size is specified in the LEP for this use.</p> <p>GLEP 2014 includes minimum lot sizes for a range of residential dwelling types.</p> <p>The exhibited CCLEP included a clause specifying the minimum lot size required to undertake certain dual occupancy development. The following lot sizes are proposed for dual occupancy development:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00A0C0; color: white;">Form of housing</th> <th style="background-color: #00A0C0; color: white;">Minimum lot size</th> </tr> </thead> <tbody> <tr> <td>Dual Occupancy (attached)</td> <td>550m²</td> </tr> <tr> <td>Dual Occupancy (detached)</td> <td>700m²</td> </tr> </tbody> </table>	Form of housing	Minimum lot size	Dual Occupancy (attached)	550m ²	Dual Occupancy (detached)	700m ²	<p>Include a clause specifying the minimum lot size required to undertake certain dual occupancy development. The following lot sizes are proposed for dual occupancy development:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #00A0C0; color: white;">Form of housing</th> <th style="background-color: #00A0C0; color: white;">Minimum lot size</th> </tr> </thead> <tbody> <tr> <td>Dual Occupancy (attached)</td> <td>550m²</td> </tr> <tr> <td>Dual Occupancy (detached)</td> <td>700m²</td> </tr> </tbody> </table>	Form of housing	Minimum lot size	Dual Occupancy (attached)	550m ²	Dual Occupancy (detached)	700m ²
Form of housing	Minimum lot size												
Dual Occupancy (attached)	550m ²												
Dual Occupancy (detached)	700m ²												
Form of housing	Minimum lot size												
Dual Occupancy (attached)	550m ²												
Dual Occupancy (detached)	700m ²												
<p>WLEP 2013 (Amendment No. 36) implemented the same minimum lot sizes for attached and</p>													

Lot Size & Subdivision	
Justification	Action/Recommendation
<p>dual occupancy development on 1 November 2019.</p> <p>It is proposed to retain the minimum lot sizes of 550m² and 700m² for attached and detached dual occupancy respectively.</p> <p>The Central Coast DCP will provide further guidelines for Dual Occupancy Development.</p>	
Issue 5: Minimum lot size for certain residential development	
<i>Relevant Principle: Principle 3 – Consolidation; Principle 4 - Flexibility</i>	
Clause 4.1B – Exceptions to minimum lot sizes for certain residential development (WLEP 2013)	
<p>This clause applies to land zoned R2 Low Density Residential and permits the subdivision of land into lots smaller than the minimum lot size if it is for the purposes of integrated development (five (5) or more lots) or for a dual occupancy.</p> <p>This clause does not currently apply to land in the R1 zone, as <i>WLEP 2013</i> does not include a minimum lot size for R1 zoned land. As the <i>GLEP 2014</i> 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.</p> <p>In addition, it is proposed to split the clause to apply separately to dual occupancy and integrated development. Integrated development is not appropriate in the R2 Low Density Residential zone without a housing strategy to identify appropriate locations with adequate services and facilities. This housing form is better suited to the R1 General Residential zone. As such, the integrated development section of the clause should only apply to the R1 zone.</p> <p>The recommended approach will still ensure continued permissibility for Torrens Title subdivision of dual occupancy development.</p>	<ul style="list-style-type: none"> • The clause will be replicated in the CCLEP but split to separately apply to integrated (small lot) development and dual occupancy development. • The clause permitting subdivision of dual occupancy development will apply to the R1 General Residential and R2 Low Density Residential zone. • Now known as Clause 4.1D – Exceptions to minimum subdivision lot sizes for dual occupancy development (CCLEP) • Clause 4.1D will also be amended to be consistent with Amendment 28 to WLEP 2013, with the addition of this subclause: <i>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.</i> • The clause permitting subdivision of integrated (small lot) development should apply to the R1 General Residential zone only. Now known as Clause 4.1E - Exceptions to minimum subdivision lot sizes for certain residential development (CCLEP).

Lot Size & Subdivision	
Justification	Action/Recommendation
<p>In addition, this clause needs to be amended to include WLEP 2013 Clause 4.1B (4A) to be consistent with amendment 28 to WLEP 2013. This amendment details that 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.</p>	
<p>Issue 6: Subdivision of land that includes a Deferred Matter</p>	
<p><i>Relevant Principle: Principle 1 – Consistency; Principle 3 - Consolidation</i></p>	
<p>Clause 4.1C – Exception to minimum lot size for subdivision of land that includes deferred matter (GLEP 2014)</p>	
<p>Clause 4.1C relates to the subdivision of land which includes deferred matters land (i.e. land subject to IDO 122, IDO 146 or the GPSO)</p> <p>The CCLEP originally sought to incorporate all Deferred Matters of <i>GLEP 2014</i> and zone consistent with the <i>Standard Instrument Local Environmental Plan (SILEP)</i>. This would have resulted in Clause 4.1C of GLEP 2014 becoming redundant.</p> <p>However, it has been identified that there are significant issues with the criteria applied to the Deferred Matters lands. It is therefore appropriate that all Deferred Matters lands be reviewed as part of an LGA-wide Environmental Land Review, and rezoned under a later CCLEP amendment. Landowners will be further consulted prior to any land use zoning change being made to their land.</p> <p>An LGA-wide Environmental Land Review will be undertaken to inform the Comprehensive CCLEP project. This will adopt a consistent methodology across the LGA to better align the application of environmental zones.</p> <p>Clause 4.1C of GLEP 2014 is now required to be retained.</p>	<p>It is recommended that this clause be re-incorporated within CCLEP.</p> <ul style="list-style-type: none"> Now known as Clause 4.1G – Exception to minimum lot size for subdivision of land that includes deferred matter (CCLEP)

Lot Size & Subdivision	
Justification	Action/Recommendation
Issue 7: Residential Development and Subdivision	
<i>Relevant Principle: Principle 3 – Consolidation; Principle 5 - Clarification</i>	
Clause 4.1 – Minimum subdivision lot size (WLEP 2013 & GLEP 2014)	
<p><i>R2 Low Density Residential Zone</i></p> <p>The minimum lot size of 550m² applies to the majority of low density residential across the former Gosford LGA was proposed to be reduced to 450m², consistent with <i>WLEP 2013</i>. This approach did not apply to any R2 zoned land identified with a greater minimum lot size, i.e. 1850m², as this lot size reflects the constrained nature of those lands.</p> <p>A strategic assessment of the infrastructure demands associated with the additional lot potential which could be generated through amendment of this provision was undertaken, demonstrating that additional lots generated would be unlikely to have a negative impact on the capacity of existing infrastructure.</p> <p>However, a Council resolution dated 9 March 2020 requires that the CCLEP maintain the minimum lot size of 550m² for lands currently zoned R2 AND within the former Gosford LGA.</p> <p><i>E3 Environmental Management Zone</i></p> <p>The minimum lot size applicable in the E3 zone under <i>GLEP 2014</i> is 2 hectares (ha) and 20 ha under <i>WLEP 2013</i>. A reduction of the minimum <i>WLEP 2013</i> lot size for this zone is not supported as a different methodology has been applied between the two former Councils to determine the environmental land zones. It is not equitable to those within the former Wyong LGA to have a larger minimum lot size than their counterparts in the former Gosford LGA. The most appropriate minimum lot size for all environmental zones is to be the subject of further investigations to be undertaken during the preparation of a Comprehensive</p>	<p>Adopt the minimum lot size of 450m² to the R2 zone across the LGA, with the exception of the following:</p> <ul style="list-style-type: none"> • Land with a greater minimum lot size, i.e. 1850m² is excluded from this amendment. • Lands currently zoned R2 AND with a 550m² minimum lot size in the former Gosford LGA will retain the 550m² minimum lot size. • Now known as Clause 4.1 – Minimum subdivision lot size (CCLEP). <p>Adopt a Minimum lot size of 2ha for the E4 zone across the LGA.</p> <p>Adopt a minimum lot size of 20ha for the E3 zone across the LGA.</p>

Lot Size & Subdivision	
Justification	Action/Recommendation
<p>LEP. In the interim, the 20ha minimum is proposed to apply.</p> <p>An analysis of the existing land zoned E3 and those proposed to be zoned E3 under the Environmental and Urban Edge Review has been undertaken to determine the potential impact associated with the adoption of a higher minimum lot size. This analysis has identified the existence of approximately five lots that would have reduced subdivision potential through the implementation of a 20ha minimum lot size. Of these, three lots have significant environmental constraints (topography, flooding, ecological) which would prevent further subdivision opportunity and two lots may have further subdivision potential. Advice from at least one of these landholders indicates that they have no intention to further subdivide the land. Of the sites already zoned E3 Environmental Management under <i>GLEP 2014</i>, approximately 6 lots have further subdivision potential. These sites have had the opportunity for subdivision to smaller lots through the operation of <i>GLEP 2014</i>. This opportunity has not been taken up to date.</p> <p>Should the lot size for the E3 zone in the former Wyong LGA be reduced to match that of former Gosford LGA, it would potentially result in an additional 8,160 lots of 2ha lot size. The majority of E3 zoned land in the former Wyong LGA is in the valleys. The reduction in the minimum lot size in these localities would further fragment ownership and introduce further potential for land use conflicts for agricultural operations.</p>	

Lot Size & Subdivision	
Justification	Action/Recommendation
<p><i>E4 Environmental Living Zone</i></p> <p>The minimum lot size applicable to land zoned E4 under <i>GLEP 2014</i> is 4 ha and 2 ha under <i>WLEP 2013</i>.</p> <p>The majority of landholdings within the former Gosford LGA zoned E4 Environmental Living is already below the 2ha minimum. The retention of the 2ha minimum does not present an equity issue, as the majority of the existing holdings do not have subdivision potential.</p>	
<p>Clause 4.2A – Residential development and subdivision prohibited on certain land (GLEP 2014)</p>	
<p>The <i>GLEP 2014</i> clause applies to the RU1 Primary Production, RU2 Rural Landscape, E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living.</p> <p>The intent of this clause is to avoid the creation of dwelling entitlements from the closure of roads.</p> <p>This clause will need to apply to the RU6 Transition zone as this zone is applied under the <i>WLEP 2013</i> and will be carried into the Central Coast LEP. The E2 Environmental Conservation should be removed from this clause as dwellings are proposed prohibited in the E2 zone. The inclusion of E2 in this clause gives the impression that dwellings are supported in the E2 zone.</p>	<p>Include RU6 Transition zone as applicable and remove E2 Environmental Conservation zone from subclause 2.</p> <p>Also incorporates 4.2B(3)(iii) from <i>WLEP 2013</i>. <i>(iii) a consolidation with an adjoining public road or public reserve or for another public purpose.</i></p> <ul style="list-style-type: none"> Now known as Clause 4.2B – Dwelling entitlement on undersized lots resulting from road closures (CCLEP)
<p>Clause 4.2B – Erection of dual occupancies and dwelling houses on land in certain rural and environment protection zones (WLEP 2013)</p>	
<p>The <i>WLEP 2013</i> clause applies to the RU1 Primary Production, RU2 Rural Landscape, RU6 Transition and E3 Environmental zones.</p> <p>The intent of this clause is to preserve existing dwelling entitlements on land zoned RU1, RU2, RU6 and E3, which have a current entitlement under <i>WLEP 2013</i>. This will now apply to the full Central Coast LGA and should retain the dwelling entitlements under the <i>GLEP 2014</i>.</p>	<p>This Clause should be redrafted to clarify the intent and simplify the application. The objectives should be revised removing objectives, which refer to “unplanned rural residential development” and setting objectives that clearly outline the intent of the clause.</p> <p>The clause should refer to all land zones identified within the <i>WLEP 2013</i> clause.</p>

Lot Size & Subdivision	
Justification	Action/Recommendation
<p>This clause should also preserve dwelling entitlements created by the operation of the CCLEP.</p> <p>The objectives of this clause are not considered to reflect the intent of this clause and require amendment.</p>	
<p>This clause is the only clause to call up the Lot Amalgamation Map and as such, reference to this should be retained. Since exhibition, it has become apparent that the clause as exhibited does not achieve the intent – which was to ensure that properties identified on the Lot Amalgamation Map are amalgamated prior to development consent being granted for erection of a dwelling house or dual occupancy.</p> <p>Background to the issue is provided below:</p> <ul style="list-style-type: none"> • Amendment No 187 to WLEP 1991 was made in July 2013. This amendment revised Clause 16 to grant dwelling entitlements on a large number of allotments that previously did not have a dwelling entitlement. This was in response to a decision in the NSW Court of Appeal (<i>Agostino v Penrith City Council [2010] NSWCA 20</i>). • WLEP 2013 came into effect in December 2013, replacing WLEP 1991. • Clause 16 of WLEP 1991 was incorporated into <i>Clause 4.2B Erection of dual occupancies and dwelling houses on land in certain rural and environment protection zones</i>. • WLEP 1991 Clause 18 – <i>Restriction on development – lot amalgamation</i> was also incorporated in WLEP 2013 Clause 4.2B. • Legal advice recently received by Council has highlighted a concern with the wording of Clause 4.2B, insofar that only one of the 5 subparagraphs of Clause 4.2B(3) needs to be satisfied for a dwelling entitlement to be realised. As the amalgamation of lots identified on the Lot Amalgamation Map is 	<p>Reference to the Lot Amalgamation Map should be retained and the need to amalgamate prior to development reinforced.</p> <p>It is proposed to amend Subclause (3), and insert a new Subclause (4) as follows:</p> <p>(3) <i>Development consent may be granted for a dwelling house on land to which this clause applies if the land:</i></p> <p>(a) <i>is a lot created before this Plan commenced and on which a dual occupancy or dwelling house was permissible immediately before that commencement, or</i></p> <p>(b) <i>is a lot created in accordance with the provisions of this Plan, or</i></p> <p>(c) <i>is a lot which is of or greater than the minimum lot size applicable to the land as identified on the Lot Size Map, or</i></p> <p>(d) <i>would have been a lot of the minimum lot size as shown on the Lot Size Map in relation to that land had it not been affected by:</i></p> <p>(i) <i>a minor realignment of its boundaries that did not create an additional lot, or</i></p> <p>(ii) <i>a subdivision which created or widened a public road or public reserve or for another public purpose.</i></p> <p>(4) <i>Despite Subclause 3, if a lot is identified on the Lot Amalgamation Map, development consent may be granted for a dwelling house or dual occupancy, only if the land:</i></p> <p>(a) <i>Has been amalgamated with identified lots, and</i></p>

Lot Size & Subdivision	
Justification	Action/Recommendation
<p>only one of the 5 subparagraphs, the operation of this clause to require amalgamation of relevant lots is jeopardised.</p> <ul style="list-style-type: none"> The intent of Clause 4.2B(3)(d) is, and always was, to require the amalgamation of lots identified on the Lot Amalgamation Map prior to issue of development consent for a dwelling house or dual occupancy. An amendment to the clause is therefore required. Lot amalgamation provisions apply to approximately 322 properties. <p>The effectiveness of the Lot Amalgamation provisions will be further reviewed through the Comprehensive CCLEP process and the Environmental Lands review.</p>	<p>(b) <i>Development for the purpose of a dwelling house or dual occupancy was permissible on the identified lots immediately before this Plan commenced.</i></p>
<p>Subclause 3(e)(i) was erroneously excluded from draft provision when exhibited as per explanation in 9 March Council Report.</p>	<p>Subclause (3)(e)(i) to be amended to include provision for minor realignment of boundaries as per current clause in WLEP 2013:</p> <p>(e) <i>would have been a lot of the minimum lot size as shown on the Lot Size Map in relation to that land had it not been affected by:</i></p> <p>(iii) <i>a minor realignment of its boundaries that did not create an additional lot, or</i></p> <p>(iv) <i>a subdivision which created or widened a public road or public reserve or for another public purpose.</i></p> <ul style="list-style-type: none"> Now known as Clause 4.2A – Dwelling entitlement on land in certain rural and environmental protection zones (CCLEP)
<p>Clause 4.2C – Boundary adjustments in certain rural and environmental protection zones (WLEP 2013 & GLEP 2014)</p>	
<p>New clause from Miscellaneous Amendment 36 to WLEP 2013 and Amendment 38 to GLEP 2014.</p>	<p>Incorporate new clause into CCLEP.</p> <ul style="list-style-type: none"> Now known as Clause 4.2C – Boundary adjustments in certain rural and environmental protection zones (CCLEP)
<p>Issue 8: Drafting Errors</p>	

Lot Size & Subdivision	
Justification	Action/Recommendation
<i>Relevant Principle: Principle 5 - Clarification</i>	
Clause 4.1C – Exceptions to minimum subdivision lot size under community title schemes for certain large lot residential development (WLEP 2013)	
<p>Amendment 17 to <i>WLEP 2013</i> applied to the following land:</p> <p>Lot 36 DP 755249; Lot 41 DP 123953; Lot 1 DP 229970; Lot 1 DP 120512; Lot 101 DP 604655; Lot A DP 396415 and Lot 1 DP 554423 – 414 Old Maitland Rd, Mardi</p> <p>And introduced <i>Clause 4.1C Exceptions to minimum subdivision lot size under community title schemes for certain large lot residential development</i>. In making this plan a drafting error occurred which has changed the intent of the clause from that intended under the Planning Proposal which supported Amendment 17 to <i>WLEP 2013</i>. The intended effect of that Planning Proposal sought a specific outcome in respect of the proportion of minimum sized lots of 900m² compared to 1,800m². This intended effect and proportions were clearly explained in the exhibited and notified planning proposal and were supported by the former Wyong Shire Council.</p>	<p>Retain Clause 4.1C with amendment to 4.1C(3) (d) to reflect the intent by amending the wording as follows:</p> <ul style="list-style-type: none"> • Omit “lots created by the subdivision have an area that is” from clause 4.1C (3) (d). • Insert instead “area of the lots created by the subdivision consists of lots that have an area that is”. • Now known as Clause 4.1A – Exceptions to minimum subdivision lot size under community title schemes for certain large lot residential development (CCLEP)

Table 27: Explanation of Principal Development Standard Amendments Relating to Height of Buildings

Height of Buildings	
Justification	Action/Recommendation
Issue 1: Overcomplicated clauses	
<i>Relevant Principle: Principle 1 – Consistency, Principle 3 – Consolidation; Principle 4 - Flexibility</i>	
Clause 4.3 – Height of Buildings (WLEP 2013 & GLEP 2014)	
<p>The clause is overly complex and detracts from the primary purpose of the clause (i.e. to specify maximum building heights).</p>	<p>It is proposed that the CCLEP adopt the SI LEP standard clause 4.3. The objective of this clause should be “to establish the maximum height limit for buildings”.</p>
<i>R2 Low Density Residential Zone</i>	

Height of Buildings											
Justification	Action/Recommendation										
<ul style="list-style-type: none"> WLEP 2013 does not specify a building height for land zoned R2 Low Density Residential unless it forms part of a Strategy Area (e.g. The Entrance). GLEP 2014 establishes a maximum building height of 8.5m for all land zoned R2 Low Density Residential. Through the objectives and within the clause, development can have higher building heights in certain locations (height bonuses). Appropriate maximum building heights for residential development can be considered further as part of Council's Housing Strategy, which has recently commenced. 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. 	<ul style="list-style-type: none"> Height of building map currently applying to the R2 Low Density Residential zone under WLEP 2013 will be retained and included as a mapping layer for the CCLEP. 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. Now known as Clause 4.3 – Height of buildings (CCLEP). 										
<p>Clause 4.3 – Height of buildings (WLEP 2013 & GLEP 2014)</p> <p>Clause 4.3A - Exceptions to maximum building height (GLEP 2014)</p>											
<p><i>Building Height Bonuses – Centres</i></p> <ul style="list-style-type: none"> In the GLEP 2014 CI 4.3 (2A) and (2B), the clauses appear to work back from what could be considered the HOB bonus, as opposed to setting a HOB and then providing a bonus where development can meet specific criteria. To set the maximum HOB on the HOB Map and specify the bonus applicable where certain criteria can be met in the clause would reduce complexity and be consistent with the WLEP 2013 approach. 	<ul style="list-style-type: none"> Building height bonuses will be consolidated into a new clause, which builds on Clause 4.3A of GLEP 2014. The provisions under Clause 4.3 (2A) and (2B) are to be redrafted to have the maximum HOB shown on the HOB Map and clause 4.3A will outline where bonuses apply. This will not change the HOB achievable on land within these centres. For those centres listed in GLEP 2014 CI 4.3, the following table outlines the HOB that should be shown on the HOB map and the bonus applicable for each centre, if criteria is met, that would be identified in the CCLEP Clause: <table border="1"> <thead> <tr> <th>Town Centre</th> <th>HOB under CCLEP CL 4.3</th> <th>HOB bonus in CCLEP CI 4.3A</th> </tr> </thead> <tbody> <tr> <td>Umina Village Centre</td> <td>11.5m</td> <td>14.25m</td> </tr> <tr> <td>Ettalong Village Centre</td> <td>11.5m</td> <td>17m</td> </tr> </tbody> </table>		Town Centre	HOB under CCLEP CL 4.3	HOB bonus in CCLEP CI 4.3A	Umina Village Centre	11.5m	14.25m	Ettalong Village Centre	11.5m	17m
Town Centre	HOB under CCLEP CL 4.3	HOB bonus in CCLEP CI 4.3A									
Umina Village Centre	11.5m	14.25m									
Ettalong Village Centre	11.5m	17m									

Height of Buildings			
Justification		Action/Recommendation	
<ul style="list-style-type: none"> The height bonuses of <i>GLEP 2014</i> are identified on a Development Incentives Application (CL1) map as opposed to the HOB Map adopted by <i>WLEP 2013</i>. 	Woy Woy Town Centre	11.5m	19.75m
	Erina Town Centre	11.5m	14.25m
<p><i>Height Bonuses</i></p> <ul style="list-style-type: none"> Both the <i>GLEP 2014</i> and <i>WLEP 2013</i> clauses adopt different ways of referencing where these height bonuses apply. <i>WLEP 2013</i> refers to an "Area" whilst <i>GLEP 2014</i> refers to a location (e.g. "Erina Town Centre"). This clause identifies exceptions to the maximum building heights in the Terrigal Village Centre as established by <i>GLEP 2014 Clause 4.3</i>. These bonuses are also mapped on the CL1 map. Using the HOB maps as per <i>WLEP 2013</i> to identify the location of the bonuses would promote consistency with the SILEP. Adoption of the <i>GLEP 2014</i> method for referring to the localities (e.g. "Erina Town Centre") would enable the sites to be more easily identifiable on the maps. This approach would reduce the need for an additional map layer. 	<ul style="list-style-type: none"> The Development Incentives Application Map should not form part of the CCLEP with Town Centres and Street frontages identified on the HOB Map. Clause 4.3A should refer to 'Street frontages' on the HOB map. It is recommended that <i>GLEP 2014</i> clause 4.3A be used as the basis for a new clause, which incorporates the building height bonuses across the CCLEP. Such a clause would enable "Exceptions to maximum building height" in certain Local Centres and Enterprise Zones across the Central Coast LGA. The clause would refer to height bonuses for each respective locality as identified on the HOB map for Terrigal. For other Centres, the height bonuses will form part of the clause and be in addition to those heights shown on the HOB Map. Existing height bonuses would be transferred from <i>GLEP 2014</i> Clause 4.3 and 4.3A and <i>WLEP 2013</i> Clause 4.3. The provisions are to be redrafted to have the maximum HOB shown on the HOB Map and the clause will outline where bonuses apply. This will not change the height achievable on land within any of the centres. Objectives of <i>WLEP 2013</i> as they relate to heritage items should also be retained in this clause. The Development Incentives Application maps should not form part of the CCLEP with Town Centres and Street frontages identified on the HOB Map. Clause 4.3A should refer to 'street frontages' on the HOB map. 		

Height of Buildings	
Justification	Action/Recommendation
	<ul style="list-style-type: none"> Now known as Clause 4.3 – Height of buildings and Clause 4.3A – Exceptions to maximum building height (CCLEP).

Table 28: Explanation of Principal Development Standard Amendments Relating to Floor Space Ratio

Floor Space Ratios	
Justification	Action/Recommendation
Issue 1: Overcomplicated clauses	
<i>Relevant Principle: Principle 1 – Consistency, Principle 3 – Consolidation; Principle 4 – Flexibility;</i>	
Clause 4.4 – Floor space ratio (WLEP 2013 & GLEP 2014)	
<p><i>General</i></p> <ul style="list-style-type: none"> The clauses are overly complex and detract from the primary purpose of the clause (i.e. to specify maximum FSRs). Through the objectives and within the clause, development can have greater FSRs in certain locations (FSR bonuses). 	<ul style="list-style-type: none"> It is proposed that the CCLEP adopt the SI LEP standard clause 4.4. The objective of this clause is recommended to be a consolidation of the objectives of <i>GLEP 2014</i> and <i>WLEP 2013</i>: <ol style="list-style-type: none"> <i>to establish standards for the maximum development density and intensity of land use,</i> <i>to ensure that the density, bulk and scale of development integrates with the Streetscape and character of the area in which the development is located,</i> <i>to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain,</i> <i>to facilitate design excellence by ensuring the extent of floor space in building envelopes leaves generous space for the articulation and modulation of design,</i> <i>to encourage lot amalgamation and new development forms in Zone R1 General Residential with car parking below ground level.</i>
<i>Dwelling houses</i>	

Floor Space Ratios	
Justification	Action/Recommendation
<ul style="list-style-type: none"> GLEP 2014 4.4(2B)(a) further specifies maximum FSRs for dwelling houses as 0.5:1. WLEP 2013 nominates an FSR of 0.6:1 in localities which are within a locality subject to an endorsed strategy of Council. The GLEP 2014 is more restrictive and inconsistent with WLEP 2013 and Principle 4. 	<ul style="list-style-type: none"> It is recommended that GLEP 2014 4.4(2B)(a) be deleted. It is further recommended that the FSR for dwelling houses; and any other purpose in Zone RU5, E2, E3 and E4, as identified within <i>GLEP 2014</i> be removed and not included in the CCLEP.
<p><i>Rural zones</i></p> <ul style="list-style-type: none"> GLEP 2014 4.4(2B)(b) specifies an FSR of 0.15:1 for any other purpose on land in Zone RU5, E2, E3 and E4. This FSR is not considered appropriate particularly given the large lot sizes of land in these zones e.g. 40ha lot size could result in a building of 6,000m². Development in these zones can be managed through the DCP provisions and section 79C considerations. 	<ul style="list-style-type: none"> It is recommended that GLEP 2014 4.4(2B)(b) be deleted. It is further recommended that the FSR for dwelling houses; and any other purpose in Zone RU5, E2, E3 and E4, as identified within <i>GLEP 2014</i> be removed and not included in the CCLEP.
<p><i>R2 Low Density Residential</i></p> <ul style="list-style-type: none"> <i>WLEP 2013</i> does not specify an FSR for land zoned R2 Low Density Residential. <i>GLEP 2014</i> establishes a maximum FSR of 0.5:1 for all land zoned R2 Low Density Residential. The retention of the FSR map for land formerly subject to <i>GLEP 2014</i> would result in an inconsistency in the assessment process for dwelling houses across the LGA in the R2 zone. The provisions of Wyong DCP 2013 and the proposed CCDCP regarding scale, setback and amenity provide adequate controls for dwelling house development. Removal of this FSR will reduce the need for variations to development standards. For dual occupancy development the DCP specifies an FSR of 0.5:1 where there is no mapped FSR. 	<ul style="list-style-type: none"> Floor space ratio restrictions on land zoned R2 Low Density Residential are to be removed.
<p><i>Heritage Items</i></p> <ul style="list-style-type: none"> Additional provisions which identify developments which incorporate heritage items, are also included within WLEP 2013. 	<ul style="list-style-type: none"> Retain the WLEP 2013 subclause relating to exclusion of a heritage item from GFA calculation for FSR purposes.

Floor Space Ratios																	
Justification	Action/Recommendation																
	<ul style="list-style-type: none"> Now known as Clause 4.4 – Floor space ratio (CCLEP). 																
<p>Clause 4.4 – Floor space ratio (WLEP 2013 and GLEP 2014)</p> <p>Clause 4.4A – Town centres and village centres—floor space ratios (GLEP 2014)</p>																	
<ul style="list-style-type: none"> These clauses identify exceptions to the maximum FSRs in Town centres and village centres as established by <i>GLEP 2014 Clause 4.4</i>. These bonuses are also mapped on the CL1 map. Using the FSR maps as per <i>WLEP 2013</i> to identify the location of the bonuses would promote consistency with the SILEP. Adoption of the <i>GLEP 2014</i> method for referring to the localities (e.g. “Umina Village Centre”) would enable the sites to be more easily identifiable on the maps. Areas will only be used where a bonus is applied to multiple locations such as land zoned R1 and mapped as a specific FSR e.g. land identified in <i>GLEP Clause 4.4 (2A)</i>. This approach would reduce the need for an additional map layer. In the <i>GLEP 2014</i>, the Town Centre FSR clauses appear to work back from what could be considered the FSR bonus as opposed to setting an FSR and then providing a bonus where development can meet specific criteria. Having the maximum FSR mapped and the clause specifying the bonus where applicable would simplify the provision and still enable the same FSR as currently achievable. 	<ul style="list-style-type: none"> It is recommended that <i>GLEP 2014 Clause 4.4A</i> be used as the basis for a new clause, which incorporates the FSR bonuses across the CCLEP. Such a clause would enable “Exceptions to maximum floor space ratio in certain Local Centres and Enterprise Zones” across the Central Coast LGA. The clause would refer to FSR bonuses for each respective locality as identified on the FSR map. Existing FSR bonuses would be transferred from <i>GLEP 2014 Clause 4.4</i> and <i>4.4A</i> and <i>WLEP 2013 Clause 4.4</i>. The provisions are to be redrafted to have the maximum FSR shown on the FSR Map and the clause will outline where bonuses apply. This will not change the FSR achievable on land within any of the centres. For those town centres and village centres listed in <i>GLEP 2014 CI 4.4A</i>, the following table outlines the FSR that should be shown on the FSR map and the bonus applicable for each town centre, if criteria is met, which would be identified in the CCLEP Clause. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Town Centre</th> <th style="text-align: center;">Mapped FSR under CCLEP CL 4.4</th> <th style="text-align: center;">FSR bonus in CCLEP CI 4.4A</th> </tr> </thead> <tbody> <tr> <td>Terrigal Village Centre</td> <td style="text-align: center;">1:1</td> <td style="text-align: center;">1.8:1</td> </tr> <tr> <td>Woy Woy Town Centre (sites 1000m² - 1500m²)</td> <td style="text-align: center;">1:1</td> <td style="text-align: center;">2.1:1</td> </tr> <tr> <td>Woy Woy Town Centre (sites 1500m²+))</td> <td style="text-align: center;">1:1</td> <td style="text-align: center;">2.3:1</td> </tr> <tr> <td>Umina Village Centre</td> <td style="text-align: center;">1:1</td> <td style="text-align: center;">1.8:1</td> </tr> </tbody> </table>		Town Centre	Mapped FSR under CCLEP CL 4.4	FSR bonus in CCLEP CI 4.4A	Terrigal Village Centre	1:1	1.8:1	Woy Woy Town Centre (sites 1000m ² - 1500m ²)	1:1	2.1:1	Woy Woy Town Centre (sites 1500m ² +))	1:1	2.3:1	Umina Village Centre	1:1	1.8:1
Town Centre	Mapped FSR under CCLEP CL 4.4	FSR bonus in CCLEP CI 4.4A															
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Floor Space Ratios								
Justification	Action/Recommendation							
	<table border="1"> <tr> <td>Ettalong Village Centre</td> <td>1:1</td> <td>2:1</td> </tr> <tr> <td>Erina Town Centre</td> <td>1:1</td> <td>1.3:1</td> </tr> </table>	Ettalong Village Centre	1:1	2:1	Erina Town Centre	1:1	1.3:1	<ul style="list-style-type: none"> The Development Incentives Application maps should not form part of the CCLEP with Town Centres and Street frontages identified on the FSR Map. Clause 4.4A should refer to 'street frontages' on the FSR map.
Ettalong Village Centre	1:1	2:1						
Erina Town Centre	1:1	1.3:1						
<p><i>FSR Bonuses</i></p> <ul style="list-style-type: none"> GLEP 2014 4.4(2A)(e) makes additional FSR available for non-residential uses in the R1 zone. This provides an incentive for non-residential uses in a residential zone. This is not the intent of the clause and is not appropriate for inclusion in the CCLEP. 	<ul style="list-style-type: none"> The GLEP 4.4(2A) FSR provisions are to be redrafted similar to those in the WLEP 2013 where the maximum FSR is shown on the FSR Map and the clause outlines where bonuses apply. The FSR should be mapped at 0.5:1 for those areas currently zoned R1 and mapped at 0.7:1 and 0.85:1 on the current <i>GLEP 2014</i> FSR Map. These areas will be identified as Area 1 and Area 2 respectively in the clause and on the FSR Map and the additional FSR will be available as a bonus within the clause. This will not decrease the FSR available in these areas for residential uses. The bonuses proposed within the clause align with the FSR's outlined in the current <i>GLEP 2014</i> Clause. The additional FSR for non-residential uses (other uses) should be removed and the 0.5:1 applied for other uses. Variation to FSR within these areas under the standard FSR clause should not be permitted to exceed that outlined in the bonus clause. 							
<p><i>FSR Bonuses</i></p> <ul style="list-style-type: none"> Both the <i>GLEP 2014</i> and <i>WLEP 2013</i> clauses adopt different ways of referencing where these FSR bonuses apply. <i>WLEP 2013</i> refers to an "Area" whilst <i>GLEP 2014</i> refers to a location (e.g. "Umina Village Centre"). 	<ul style="list-style-type: none"> A draft clause is proposed having regard for the intent of the existing <i>GLEP 2014</i> Clause 4.4(2A). 							
<p><i>FSR Bonuses</i></p> <ul style="list-style-type: none"> The FSR bonuses of <i>GLEP 2014</i> are identified on a Development Incentives 	<ul style="list-style-type: none"> The bonuses within Clause 4.4 should be included in Clause 4.4A. 							

Floor Space Ratios	
Justification	Action/Recommendation
Application (CL1) map as opposed to the FSR Map adopted by WLEP 2013.	<ul style="list-style-type: none"> Now known as Clause 4.4A – Exceptions to maximum floor space ratios (CCLEP)

Table 29: Explanation of Principal Development Standard Amendments Relating to Variations

Variations to Development Standards	
Justification	Action/Recommendation
Issue 1: Extent of standards subject to variation	
<i>Relevant Principle: Principle 3 – Consolidation; Principle 4 – Flexibility; Principle 5 - Clarification</i>	
4.6 Exceptions to development standards (WLEP 2013 & GLEP 2014)	
<ul style="list-style-type: none"> Clause 4.6 of GLEP 2014 and WLEP 2013 permits variations to some development standards within each respective plan. GLEP 2014 prohibits variation to clauses relating to Urban release areas. WLEP 2013 prohibits variations to clauses relating to lot sizes for subdivision of split zoned land, building heights, development near zone boundaries and key sites. It also incorrectly prohibited variations to how heritage items should be excluded from the calculation of floor space ratio (FSR) (WLEP 2013 clause 4.4 (2A)). At the time of drafting WLEP 2013 it was identified that this should relate to the actual FSR (WLEP 2013 clause 4.4 (2B)). This was not corrected during the drafting process. The development bonuses already provide a variation to the base standard/control as determined through relevant planning strategies (e.g. Toukley, The Entrance etc.). Further variation to the bonus will result in the bonus becoming the established norm. This is inconsistent with relevant strategies and promotes unrealistic development expectations. Amendment 17 to WLEP 2013 omitted Clause 5.3 Development near zone boundaries and replaced with Clause 7.19 Development near zone boundaries; 	<ul style="list-style-type: none"> It is recommended that the standards of the CCLEP as they relate to building height bonuses, FSR bonuses, Urban Release Areas, lot sizes for subdivision of split zoned land, development near zone boundaries, key sites, and development near zone boundaries not be able to be varied. Now known as Clause 4.6 – Exceptions to development standards.

Variations to Development Standards	
Justification	Action/Recommendation
however, clause 4.6 was not amended to reflect this change. For clarification reference to clause 5.3 should be omitted and clause 7.19 (Now known as Clause 7.22) be added to clause 4.6.	

CCLEP Part 5 - Miscellaneous Provisions

Part 5 of the consolidated Central Coast Local Environmental Plan (CCLEP) will cover miscellaneous provisions including acquisition for public purposes, classification of public land, controls relating to specific land uses, preservation of trees and vegetation and heritage conservation.

Key Principles

Key principles were developed to compare and assess Part 5 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*.

Principle 2 - Applicability

Reflection of the Central Coast Council proclamation, extent of the new Central Coast Local Government Area (LGA) and acknowledgement of relevant regional goals for Central Coast.

Principle 3 – Consolidation

Consolidate duplicated or repetitive objectives, provisions and standards within either *GLEP 2014* or *WLEP 2013* that are similar in intent.

Principle 4 – Flexibility

Adoption of those standards or provisions which enable the most flexible or generous approach to development standards in certain locations or situations.

The intent of this principle is to ensure that existing development potential of land is retained, to reduce the need for development variations and the need to ensure equity across the Central Coast LGA.

Principle 5 – Clarification

Correction of provisions, which have been inadequately drafted during the preparation of either *GLEP 2014*, or *WLEP 2013* or which require amendment to clarify the intent of the clause.

Key Issues

- Both *GLEP 2014* and *WLEP 2013* were prepared in the SI LEP format, which achieves Principle 1.
- The objectives of most clauses in this Part will require amendment and consolidation to reference the new Central Coast LGA in accordance with Principle 2 – Applicability and Principle 3 – Consolidation.
- Development standards will be aligned across the Central Coast LGA in accordance with Principle 3 – Consolidation and Principle 4 – Flexibility.
- The tables below identify where the above Principles have been required to be considered for specific clauses within this Part.

- For clarity, if a provision of either *GLEP 2014* or *WLEP 2013* is not included within the tables below, it is proposed to be incorporated into CCLEP in its current form (e.g. Clauses 5.2, 5.5, 5.7, 5.8, 5.10, 5.11, 5.12, 5.13, 5.14 & 5.15).
- It is also likely that clause reference numbers within this Part will need to be renumbered.

Table 30: Land Acquisition Provisions

Land Acquisition	
Justification	Action/Recommendation
Issue 1: Inconsistent referencing and site-specific requirements	
<i>Relevant Principle: Principle 3 – Consolidation</i>	
Clause 5.1 – Relevant acquisition authority (WLEP 2013 & GLEP 2014)	
<ul style="list-style-type: none"> • This issue relates to <i>GLEP 2014</i> and <i>WLEP 2013</i> Clause 5.1. These clauses (supported by the Land Reservation Acquisition (LRA) map) identify where land is required for acquisition for particular purposes (e.g. open space, local roads etc.). Both plans are consistent, excluding reference to acquisition for the purposes of road widening in the <i>GLEP 2014</i>. The acquisition may not only be for the purposes of road widening but also for acquisition of the road itself. 	<ul style="list-style-type: none"> • The provisions of Clause 5.1 from both <i>GLEP 2014</i> and <i>WLEP 2013</i> are recommended for retention in the CCLEP. Where LRA map reference “Local Road Widening” this should be amended to relate to “Local Roads”. • Now known as Clause 5.1 – Relevant acquisition authority (CCLEP).
Clause 5.1A – Development on land intended to be acquired for public purposes (WLEP 2013)	
<ul style="list-style-type: none"> • This issue relates to <i>WLEP 2013</i> Clause 5.1A which provides for acquisition of land for the purposes of car parking in The Entrance. • It is also possible that some land identified on the LRA maps is not identified in the relevant Section 94 Contribution Plan. It is proposed that a full review of the LRA maps and Section 94 contribution plans is undertaken through the Comprehensive CCLEP. In many instances, the land, which forms part of this issue, will require rezoning. Rezoning of land generally is beyond the scope of the consolidated CCLEP project. 	<ul style="list-style-type: none"> • It is recommended to retain the provisions of <i>WLEP 2013</i> Clause 5.1A in the CCLEP. • Now known as Clause 5.1A – Development on land intended to be acquired for public purposes (CCLEP).

Table 31: Flexible Zone Boundary and Miscellaneous Provisions

Flexible Zone Boundary and Miscellaneous Provisions Controls	
Justification	Action/Recommendation
Issue 2: Inconsistent provisions and zone applications	
<i>Relevant Principle: Principle 1 – Consistency, Principle 3 – Consolidation; Principle 4 – Flexibility</i>	
<p>Clause 5.3 Development near zone boundaries (GLEP 2014) Clause 7.19 Development near zone boundaries (WLEP 2013)</p>	
<ul style="list-style-type: none"> • This issue relates to Clause 5.3 of <i>GLEP 2014</i> and Clause 7.19 of <i>WLEP 2013</i>. • This clause permits development on the other side of a zone boundary (for a nominated distance) where the development would be compatible with the objectives of the other zone. • <i>GLEP 2014</i> specifies a distance of 10m for the purposes of this clause. <i>WLEP 2013</i> identifies 20m. 20m is generally the distance applied where this clause has been adopted in other Council areas and is considered an appropriate distance given average lot widths within the Central Coast LGA. • <i>GLEP 2014</i> applies further restrictions to the zones able to utilise this provision, including B3 Commercial Core, RE2 Private Recreation, Zone E4 Environmental Living and W2 Recreational Waterways, which are not identified within the SI LEP. Those zones considered to be of the highest sensitivity are covered in 5.3(3)(a). Assessment under section 4.15 of the EP&A Act should rule out any use that is not appropriate in the remaining zones. 	<ul style="list-style-type: none"> • The <i>WLEP 2013</i> provision of 20m should be incorporated within this clause in the CCLEP. • The SI LEP area exclusions for the operation of this clause should be retained. No additional zones should be included. • Now known as Clause 7.22 – Development near zone boundaries (CCLEP).
<p>5.4 Controls relating to miscellaneous permissible uses (WLEP 2013 & GLEP 2014)</p>	
<ul style="list-style-type: none"> • This issue relates to Clause 5.4 of both <i>GLEP 2014</i> and <i>WLEP 2013</i>. • This clause nominates the area or size of a number of land uses. In most instances, these are different between the two plans. • In accordance with Principle 4, it is recommended that the provision, which provides the most flexibility, be adopted. 	<ul style="list-style-type: none"> • The CCLEP should adopt the control which provides the greater flexibility • The <i>WLEP 2013</i> provisions in relation to maximum number of bedrooms and floor space restrictions should be adopted, <u>excluding</u> for Roadside stalls and kiosks where the <i>GLEP 2014</i> provisions should be utilised. For industrial retail outlets, a

Flexible Zone Boundary and Miscellaneous Provisions Controls	
Justification	Action/Recommendation
	<p>combination of <i>WLEP 2013</i> and <i>GLEP 2014</i> is proposed with 20% GFA or 400m².</p> <ul style="list-style-type: none"> Now known as Clause 5.4 – Controls relating to miscellaneous permissible uses (CCLEP).
5.9 Preservation of trees or vegetation (WLEP 2013 & GLEP 2014)	
<ul style="list-style-type: none"> This clause specifies the requirements for consent for vegetation removal. Clause 5.9 of <i>GLEP 2014</i> and <i>WLEP 2013</i> apply to different zones. The <i>WLEP 2013</i> clause applies this clause to the RU6 Transition zone. This zone is not utilised in <i>GLEP 2014</i>. Since exhibition, adoption of the <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</i> has repealed Clauses 5.9 and 5.9AA of <i>WLEP 2013</i> and <i>GLEP 2014</i>. These clauses will be replaced with the Vegetation SEPP's new regulations for clearing vegetation in urban and other non-rural areas. 	<ul style="list-style-type: none"> Clause no longer required and has been removed.

Table 32: Optional SI LEP Clauses

Optional SI LEP Clauses	
Justification	Action/Recommendation
Issue 3: Generic additional provisions – SI	
<i>Relevant Principle: Principle 1 – Consistency, Principle 3 – Consolidation; Principle 4 – Flexibility</i>	
Controls relating to secondary dwellings on land in a rural zone (New Clause)	
<ul style="list-style-type: none"> In December 2020, the first set of changes were made to the Government's housing-related policies as outlined in the exhibited Explanation of Intended Effect for a proposed new Housing State Environmental Planning Policy. These changes included amendments to the Standard Instrument (Local Environmental Plans) Order 2006 (Standard LEP) to introduce a new provision, optional clause 	<ul style="list-style-type: none"> The CCLEP should include the following new standard instrument clause, with the following figures selected: <ul style="list-style-type: none"> (1) <i>If development for the purposes of a secondary dwelling is permitted under this Plan on land in a rural zone—</i> <ul style="list-style-type: none"> (a) <i>the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—</i> <ul style="list-style-type: none"> (i) 60 square metres,

Optional SI LEP Clauses	
Justification	Action/Recommendation
<p>5.5 – Controls relating to secondary dwellings on land in a rural zone, to provide councils the discretion to set a maximum size for secondary dwellings in a rural zone and the maximum distance a secondary dwelling in a rural zone can be located from the principal dwelling.</p> <ul style="list-style-type: none"> • Council has been invited by DPIE to nominate a size for secondary dwellings on rural land via a SEPP amendment which would adopt the new clause under the existing relevant Environmental Planning Instruments. • This Clause should be inserted as part of the CCLEP process, if not automatically transferred from Wyong LEP 2013 and Gosford LEP 2014 at that time. • The controls selected for Clause 5.5(a) are the same as Clause 5.4 (9) – Secondary Dwellings. 	<p style="text-align: center;">(ii) 30% of the total floor area of the principal dwelling</p> <ul style="list-style-type: none"> • Now known as Clause 5.5 – Controls relating to secondary dwellings on land in a rural zone (CCLEP).
5.6 Architectural roof features (GLEP 2014)	
<ul style="list-style-type: none"> • This issue relates to Clause 5.6 of <i>GLEP 2014</i>. This clause permits variations to the maximum height of buildings only where the variation is to provide roof form, which provides for visual interest. • This is an optional SI LEP clause, which was not included in <i>WLEP 2013</i>. • The building heights (and any bonuses) included in <i>WLEP 2013</i> were adopted from relevant strategies for town centres as adopted by Council (e.g. The Entrance). Roof forms were considered in these strategies. • In accordance with Principle 4, it is recommended that the provision, which provides the most flexibility, be adopted. 	<ul style="list-style-type: none"> • The CCLEP should adopt the SI LEP optional clause in relation to architectural roof features. The objectives of <i>GLEP 2014</i> should be adopted within this clause. • Now known as Clause 5.6 – Architectural roof features (CCLEP).
Flood Planning Area (New Clause)	
<ul style="list-style-type: none"> • The DPIE has introduced a new flood-prone land reform package to ensure both existing and future communities are more resilient to flooding through addressing 	<ul style="list-style-type: none"> • The CCLEP should include the following new standard instrument clause: 5.21 Flood Planning Area (1) <i>The objectives of this clause are:</i>

Optional SI LEP Clauses	
Justification	Action/Recommendation
<p>flood risk appropriately, as not all flood risk is the same for the same probability flood event and this needs to be taken into consideration when undertaking land-use planning.</p> <ul style="list-style-type: none"> • There are two standard instrument local environmental plan (LEP) clauses proposed: <ul style="list-style-type: none"> – The ‘flood planning’ clause is mandatory and will be automatically placed into all councils LEP, and – The ‘special flood consideration’ clause is optional, and councils will be asked if they would like to opt into this clause. • Council has advised DPIE that it wishes to “opt-in” to the special flood consideration clause. However, DPIE has delayed this clause as part of the reform package. • Clause 5.21 should be inserted as part of the CCLEP process, if not automatically transferred from Wyong LEP 2013 and Gosford LEP 2014 at that time. 	<ul style="list-style-type: none"> (a) <i>to minimise the flood risk to life and property associated with the use of the land,</i> (b) <i>to allow development on land that is compatible with the flood hazard and flood function of that land considering projected changes as a result of climate change,</i> (c) <i>to maintain the existing flood behaviour and flood function,</i> (d) <i>to avoid significant adverse impacts including cumulative impacts on flood behaviour and the environment,</i> (e) <i>to enable safe and appropriate uses of the land, and</i> (f) <i>to enable safe evacuation from the land.</i> <p>(2) <i>This clause applies to:</i></p> <ul style="list-style-type: none"> (a) <i>land that is identified as within a Flood Planning Area as defined by Clause 6.</i> <p>(3) <i>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</i></p> <ul style="list-style-type: none"> (a) <i>is compatible with the flood function and the flood hazard of the land,</i> (b) <i>will not adversely affect flood behaviour resulting in detrimental increases in the flood affectation on other properties, including cumulative impacts,</i> (c) <i>will not adversely affect the safe and efficient evacuation from the land or impact the capacity of existing evacuation routes for the surrounding area,</i> (d) <i>will not significantly alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,</i> (e) <i>incorporates appropriate measures to manage risk to life from flood,</i> (f) <i>will not adversely affect the environment or cause erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses,</i>

Optional SI LEP Clauses	
Justification	Action/Recommendation
	<p>(g) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding,</p> <p>(h) will not increase the potential for hazardous material to pollute the environment during flood events, and</p> <p>(i) is not inconsistent with any relevant floodplain risk management plan adopted by the council.</p> <p>(4) In addition to the matters referred to in subclause (3), development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that projected changes to flood risk as a result of climate change have been considered in the design of the development, including:</p> <p>(a) consideration of the intended design life and scale of the development,</p> <p>(b) evacuation and management of risk to life, and</p> <p>(c) the potential to modify, relocate or remove the development.</p> <p>(5) A word or expression used in this clause has the same meaning as it has in the NSW Government's Floodplain Development Manual, unless it is otherwise defined in this clause.</p> <p>(6) In this clause:</p> <ul style="list-style-type: none"> • Flood Planning Area (FPA) is the area of land below the flood planning level (FPL) and may also extend to include other areas of land where the majority flood related controls apply. • Hazardous Materials is any item or agent (biological, chemical, radiological, and/or physical) that has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. <p>Now known as Clause 5.21 – Flood Planning Area (CCLEP).</p>

CCLEP Part 6 - Urban Release Areas

Part 6 of the consolidated Central Coast Local Environmental Plan (CCLEP) will apply to land, which is identified and mapped on the Urban Release Area (URA) Maps. These provisions specify additional matters in relation to state infrastructure and requirements for Development Control Plans (DCPs).

Key Principles

Key principles were developed to compare and assess Part 6 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)* and any settled Model Provisions or Clauses prepared by the Department of Planning, Industry and Environment (DPIE).

Principle 2 – Consolidation

Consolidate duplicated or repetitive objectives, provisions and standards within either *GLEP 2014* or *WLEP 2013* that are similar in intent.

Principle 3 – Clarification

Correct provisions which have been inadequately drafted during the preparation of either *GLEP 2014* or *WLEP 2013* or which require amendment to clarify the intent of the clause.

Key Issues

- Both *GLEP 2014* and *WLEP 2013* were prepared in the SI LEP format, which achieves Principle 1 - Consistency.
- Both clauses 6.2 and 6.4 of *GLEP 2014* and *WLEP 2013* are consistent with the SI LEP and each other, which achieves Principle 1 - Consistency and Principle 2 - Consolidation.
- The tables below identify where the above Principles have been required to be considered for specific clauses within this Part.

Table 33: Explanation of Urban Release Area Subdivision Standards Amendments

Subdivision standards	
Justification	Action/Recommendation
Issue 1: Identification of specific localities	
<i>Relevant Principle: Principle 2 – Consolidation</i>	
Clause 6.1 Arrangements for designated State public infrastructure (WLEP 2013, GLEP 2013)	
<p>WLEP 2013 clause 6.1 nominates specific localities where subdivision below the minimum lot size cannot occur in designated URAs (e.g. Gwandalan).</p> <p>GLEP 2014 does not nominate specific localities for the purposes of this clause.</p>	<p>The CCLEP should retain the references to the specific localities as identified within WLEP 2013.</p> <ul style="list-style-type: none"> Now known as Clause 6.1 – Arrangements for designated State public infrastructure (CCLEP).

Table 34: Explanation of Urban Release Area DCP Requirements

Requirements for Preparation of DCPs	
Justification	Action/Recommendation
Issue 1: Drafting errors	
<i>Relevant Principle: Principle 3 – Clarification</i>	
Clause 6.2 Public utility infrastructure (WLEP 2013, GLEP 2014) Clause 6.4 Relationship between Part and remainder of Plan (WLEP 2013, GLEP 2014)	
<p>Part 6 – Urban Release Area (URA) is a “settled model local clause” package. The clauses are required to be included within a SI LEP where URAs are to be included. Part 6 aims to ensure development in these areas is supported by services and infrastructure to meet the needs of the occupants. It also seeks to ensure development of the land in a logical and cost-effective way.</p>	<p>The CCLEP should retain Part 6 exclusive of clause 6.3.</p> <ul style="list-style-type: none"> Now known as Clause 6.2 – Public utility infrastructure and Clause 6.4 – Relationship between Part and remainder of Plan (CCLEP).

CCLEP Part 7 - Additional Local Provisions

Part 7 of the consolidated Central Coast Local Environmental Plan (CCLEP) will specify additional local provisions in relation to certain matters (e.g. flooding) and localities within the Local Government Area (LGA).

Key Principles

Key principles were developed to compare and assess Parts 7 & 8 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*, and any settled Model Provisions or Clauses prepared by the Department of Planning, Industry and Environment (DPIE).

Principle 2 - Applicability

Reflect the Central Coast Council proclamation, extent of the new Central Coast LGA and acknowledgement of name changes and relevant regional goals for Central Coast.

Principle 3 – Consolidation

Consolidate duplicated or repetitive objectives, provisions and standards within either *GLEP 2014* or *WLEP 2013* that are similar in intent.

Principle 4 – Streamline

Remove clauses which duplicate provisions of relevant State Environmental Planning Policies (SEPPs), State government guidelines and those clauses, which do not add value to the development assessment process.

Principle 5 – Retention

Retain additional local provisions, which provide further guidance, or provisions for specific localities or zones as contained within either *GLEP 2014* or *WLEP 2013*.

Principle 6 – Clarification

Correct provisions which have been inadequately drafted during the preparation of either *GLEP 2014* or *WLEP 2013* or which require amendment to clarify the intent of the clause.

Principle 7 – New requirements

Identify the need for new clauses to address issues raised through the consolidation process.

Key Issues

- Both *GLEP 2014* and *WLEP 2013* were prepared in the SILEP format, which achieves Principle 1 - Consistency.
- Some clauses (e.g. *WLEP 2013 Clause 7.7 Airspace operations and 7.8 Development in areas subject to aircraft noise*) require amendment to reflect changes to the name of the site/ locality (e.g. Warnervale Aircraft Landing Area) in accordance with Principle 2 - Applicability.
- The extension of provisions or maps (e.g. Drinking Water Catchment) is proposed to ensure a consistent approach across the LGA, in accordance with Principle 3 - Consolidation.
- Generally, all clauses, which are location or issue specific as contained within *GLEP 2014* or *WLEP 2013*, are proposed to be retained within CCLEP, which achieves Principle 5 - Retention.
- The tables below identify where the above Principles have been required to be considered for specific clauses within this Part.
- For clarity, if a provision of either *GLEP 2014* or *WLEP 2013* is not included within the tables below, it is proposed to be incorporated into CCLEP in its current form (e.g. SILEP clauses 7.1, 7.2, *WLEP 2013* clauses 7.5, 7.14 and 7.17 and *GLEP 2014* clauses 7.9 and 7.10).
- It is also likely that clause reference numbers within this Part will need to be renumbered.

Table 35: Explanation of Part 7 Local Provisions Amendments

Site Specific Requirements	
Justification	Action/Recommendation
Issue 1: Irrelevant or duplicated provisions	
Relevant Principle: Principle 4 - Streamline	
7.8 Development at Terrigal (GLEP 2014)	
<p>Home businesses were not permissible in the general residential zone under the GPSO and IDO 122 that applied at that time the land was rezoned. Home businesses remained prohibited in zone R2 Low Density Residential zone under Gosford LEP 2014.</p> <p>The CCLEP proposes to permit home businesses within the R2 Low Density Residential zone. As such, the use is no longer an additional permitted use and should not be identified on the APU map. To retain this clause would require an additional map to be prepared; however, this is not considered necessary as the remainder of the controls in this clause that require adequate provisions to be made for home business and specify the floor area for this use are addressed in the VPA and DCP for this land. The VPA is not called up by CI 7.8 and can operate with <i>Gosford DCP Chapter 5.12 –Terrigal, Parkside, Kings Ave</i> independently of the LEP.</p>	<p>It is recommended that this clause is not incorporated within the CCLEP.</p> <p>The land referred to in <i>GLEP 2014</i> clause 7.8 should be removed from the APU map.</p>
7.6 Development on the foreshore must ensure access (WLEP 2013)	
The matters dealt with by the clause are managed through the provisions of <i>State Environmental Planning Policy (Coastal Management) 2018</i>	It is recommended that this clause is not incorporated within the CCLEP.
7.12 Development for the purpose of bottle shops (WLEP 2013)	
The considerations in this clause are undertaken when assessing development for such purposes under Section 4.15 of the <i>EP&A Act, 1979</i> .	It is recommended that this clause is not incorporated within the CCLEP.
Issue 2: Servicing and Infrastructure provisions	

Site Specific Requirements	
Justification	Action/Recommendation
<p><i>Relevant Principle: Principle 2 – Applicability; Principle 3 – Consolidation; Principle 5 – Retention; Principle 6 - Clarification</i></p>	
<p>7.7 – Airspace operations and 7.8 – Development in areas subject to aircraft noise (WLEP 2013)</p>	
<p>Clause 7.7 and 7.8 are proposed to be retained in the CCLEP. It is proposed to update the reference to the name of the airport from 'Warnervale Airport' to 'Warnervale Aircraft Landing Area', with the wording of these clauses remaining as per the <i>WLEP 2013</i>. New obstacle and noise mapping is not required for inclusion in the CCLEP. These maps do not form part of an LEP instrument as they can be amended at short notice and keeping them separate removes the need for frequent LEP amendments.</p>	<p>The CCLEP should retain <i>WLEP 2013</i> clauses 7.7 and 7.8 subject to updating of the airport name to Warnervale Aircraft Landing Area.</p> <ul style="list-style-type: none"> Now known as Clause 7.9 – Airspace operations and Clause 7.10 – Development in areas subject to aircraft noise (CCLEP).
<p>7.9 – Essential services (WLEP 2013)</p>	
<p>Clause 7.9 specifies the requirement for provision of essential services (water, electricity etc.) prior to development consent being able to be granted. The current wording of this clause infers that the provision of only one of the services identified fulfils the requirement of the clause. This is not considered to be the intent of the clause and should require all services identified to be provided. T</p> <p>The clause currently states:</p> <p><i>that the consent authority is satisfied that <u>any of the following services...</u></i></p> <p>It is recommended that the words <i>any of</i> be removed to require all identified services to be available. It is also recommended that an additional service be identified as 7.9(g) <i>suitable provision for waste collection and management</i>. This will ensure that waste servicing is an upfront consideration of all new development proposals.</p>	<p>The CCLEP should retain <i>WLEP 2013</i> clause 7.9 subject to correction of the wording as outlined and additional requirement of <i>'suitable provision for waste collection and management'</i>.</p> <ul style="list-style-type: none"> Now known as Clause 7.11 – Essential services (CCLEP)
<p>7.10 – Council infrastructure development (WLEP 2013)</p>	

Site Specific Requirements	
Justification	Action/Recommendation
DPIE, in their Gateway Determination required Council to amend the value within the Council infrastructure development clause from \$5 million to \$1 million to be consistent with other local government areas where this clause is used.	Amend value within <i>WLEP 2013</i> clause 7.10 to \$1 million and incorporate in the <i>CCLEP</i> . <ul style="list-style-type: none"> Now known as Clause 7.12 – Council infrastructure development (CCLEP)
Issue 3: Generic additional provisions	
<i>Relevant Principle: Principle 2 – Applicability; Principle 3 – Consolidation; Principle 5 – Retention; Principle 6 - Clarification</i>	
7.3 Floodplain risk management (GLEP 2014)	
The provisions of <i>GLEP 2014</i> relating to floodplain risk management (Clause 7.3) include outdated references. The Flood Planning Levels (FPLs) now have varying freeboards in the former Gosford LGA and as such should not refer to the specific freeboard. Further, all land uses subject to this clause are considered appropriate and harmonises the approach to this issue, excluding residential care facilities which is a form of housing already addressed through nomination of seniors housing.	It is recommended that the provisions of <i>WLEP 2013</i> clause 7.2 and 7.3 are incorporated within the <i>CCLEP</i> and incorporate all land uses listed in clause 7.3 of <i>WLEP 2013</i> and <i>GLEP 2014</i> excluding residential care facilities. <ul style="list-style-type: none"> Now known as Clause 7.3 – Floodplain risk management (CCLEP) <p>It is noted that this optional Standard Instrument Clause will be replaced by a “Special Flood Considerations” Clause. Council must “Opt in” for such provisions to be retained. Council will be requesting the revised version of this Clause be adopted/retained through the SEPP proposed for this issue.</p>
7.4 Drinking water catchments (WLEP 2013)	
The provisions of <i>WLEP 2013</i> clause 7.4 relating to the Drinking Water Catchment (DWC) are relevant to the entire LGA. The extension of the boundaries of the catchment promotes consideration of the role and function of the DWC in land use planning assessment.	It is recommended that the DWC map be amended to incorporate those areas of the former Gosford LGA, which are within the DWC area. <ul style="list-style-type: none"> Now known as Clause 7.7 – Drinking water catchments (CCLEP)
7.11 Development requiring the preparation of a development control plan (WLEP 2013)	
The clause relating to Key Sites (<i>WLEP 2013</i> Clause 7.11) was not intended to extend beyond five years from the making of <i>WLEP 2013</i> . As such, this clause does not apply to development applications (DAs) lodged after	As sufficient time has passed since this date to ensure no DAs or Planning Proposals have been lodged under the provisions of this clause, the clause has been removed from the

Site Specific Requirements	
Justification	Action/Recommendation
<p>23 December 2018. This approach is consistent with the current provision under <i>WLEP 2013</i>.</p>	<p>CCLEP. The mapping will also be removed from CCLEP.</p> <p>This is supported by a decision of Council at the Ordinary Meeting dated 8 October 2018. Minutes provided as part of Attachment 01: Assessment and Endorsement.</p>
<p>7.13 Shop top housing in certain business zones (WLEP 2013)</p>	
<p>Clause 7.13 applies to land in the B5 Business Development, B6 Enterprise Corridor and B7 Business Park zones and intends to limit the gross floor area of shop top housing to 50% of the total gross floor area of that part of the building containing only the shop top housing and ground floor retail or business premises.</p> <p>The words "...will not exceed 50 per cent of the total gross floor area of the building" are not considered to reflect the intent of this clause and could be misinterpreted and misused to include additional uses that increase the total GFA of the building substantially to bump up the area able to be used for shop top housing. As such amendment is required to this clause prior to application across the Central Coast B5, B6 and B7 zones.</p> <p>Under the CCLEP proposal shop top housing will be introduced into the B5 zone in the former Gosford LGA and is already permitted in the B6 zone. While these areas have Height of Building and Floor Space Ratio Mapping there is no similar clause to Cl. 7.13 in the <i>GLEP 2014</i> that supports the intent of the definition of shop top housing.</p> <p>The exhibition documentation for Wyong LEP 2012 (gazetted as <i>WLEP 2013</i>) stated that the intent (of clause 7.13) was "to limit the scale of residential development in these zones". To ensure this is achieved words that reflect the definition of shop top housing could be utilised to clarify this intent and prevent misinterpretation/use of this clause for</p>	<p>The CCLEP should retain <i>WLEP 2013</i> clause 7.13 subject to amendment of the wording to ensure 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.</p> <ul style="list-style-type: none"> Now known as Clause 7.13 – Shop top housing in certain business zones (CCLEP).

Site Specific Requirements	
Justification	Action/Recommendation
substantial residential development with minimal retail/business floor space.	
7.18 Short-term rental accommodation (WLEP 2013 and GLEP 2014)	
The general provisions of <i>GLEP 2014 & WLEP 2013</i> clause 7.18 Short-term rental accommodation remain relevant. However, the <i>GLEP 2014</i> clause restricts land use for this purpose to 5 or 6 bedrooms, therefore does not enable development for this purpose in dwellings with less than this number of bedrooms. Clause 7.18 of <i>WLEP 2013</i> applies to dwellings containing up to 6 bedrooms.	It is recommended that the provisions of <i>WLEP 2013</i> Clause 7.18 are incorporated within the CCLEP until such time as the clause is to be removed from all Standard Instrument LEPs and replaced by provisions under <i>SEPP (Affordable Rental Housing) 2009</i> . <ul style="list-style-type: none"> Now known as Clause 7.5 – Short-term rental accommodation (CCLEP).
Issue 4: Site specific local provisions	
<i>Relevant Principle: Principle 3 – Consolidation; Principle 5 – Retention</i>	
Various Local Clauses	
This issue relates to the following clauses. The assessment of these clauses has identified that they remain relevant to the localities nominated in the respective clause.	The CCLEP retains these site/locality specific clauses and, where relevant, renames the areas to ensure a consistent approach, within the clause and on any relevant mapping.
<ul style="list-style-type: none"> 7.4 Development in Somersby Business Park (<i>GLEP 2014</i>) 	<ul style="list-style-type: none"> Now known as Clause 7.15 – Development in Somersby Business Park (CCLEP)
<ul style="list-style-type: none"> 7.5 Caravan parks and manufactured home estates (<i>GLEP 2014</i>) 	<ul style="list-style-type: none"> Now known as Clause 7.4 – Caravan parks and manufactured home estates (CCLEP)
<ul style="list-style-type: none"> 7.7 Affordable housing at 85–93 Karalta Rd, Erina (<i>GLEP 2014</i>) 	<ul style="list-style-type: none"> The clause relating to Karalta Rd, Erina has been amended to now refer to the legal description (Lot/DP) to enable the removal of the Development Incentives Application map. Now known as Clause 7.14 – Affordable housing at 85–93 Karalta Road, Erina (CCLEP)
<ul style="list-style-type: none"> 7.10 Subdivision and erection of dwelling house—certain land at Wisemans Ferry Road, Somersby (<i>GLEP 2014</i>) 	<ul style="list-style-type: none"> Now known as Clause 7.16 – Subdivision and erection of dwelling house—certain

Site Specific Requirements	
Justification	Action/Recommendation
	land at Wisemans Ferry Road, Somersby (CCLEP)
<ul style="list-style-type: none"> 7.14 Office premises on land at Warnervale in Zone B7 (WLEP 2013) 	<ul style="list-style-type: none"> Now known as Clause 7.17 – Office premises on land at Warnervale in Zone B7 (CCLEP)
<ul style="list-style-type: none"> 7.15 Office premises on land at Kanwal in Zone B6 Enterprise Corridor (WLEP 2013) 	<ul style="list-style-type: none"> WLEP 2013 Clause 7.15 has required the current “area” references to be the same as the centre/locality names adopted in Part 4 of the CCLEP relating to building height and floor space ratio. Now known as Clause 7.18 – Office premises on land at Kanwal in Zone B6 Enterprise Corridor (CCLEP)
<ul style="list-style-type: none"> 7.16 Specialised retail premises on land at Kanwal in Zone B6 Enterprise Corridor (WLEP 2013) 	<ul style="list-style-type: none"> Now known as Clause 7.19 – Specialised retail premises on land at Kanwal in Zone B6 Enterprise Corridor (CCLEP)
<ul style="list-style-type: none"> 7.17 Land in North Wyong Industrial Estate in Zone B6 (WLEP 2013) 	<ul style="list-style-type: none"> Now known as Clause 7.20 – Land in North Wyong Industrial Estate in Zone B6 (CCLEP)
Issue 5: Inequitable outcomes	
<i>Principle 5 – Retention; Principle 6 – Clarification; Principle 7 – New Requirements</i>	
New Local Clause	
<p>The E2 zone is proposed to apply to the most environmentally valuable land and significant restrictions on development will be applied.</p> <p>Dwelling houses, Home occupations and Bed and breakfast accommodation are proposed to be prohibited within E2 Environmental Conservation zone under the CCLEP.</p> <p>This will create an inequitable outcome for the former Gosford LGA where dwelling houses are permissible in the E2 zone under the GLEP 2014. As such, dwelling houses should be permitted on land in former Gosford LGA where this zone applies. Council owned land within the Deferred Matters which is to be incorporated within the CCLEP and being</p>	<p>It is recommended that a new local provision be included in Part 7 of the CCLEP that will apply to the former Gosford LGA only. E@ This should be considered an interim approach until an LGA wide Environmental Lands Review is undertaken.</p> <p>A new map is to be prepared that identifies the land this clause applies to i.e. E2 zoned land under GLEP 2014.</p> <p>Now known as Clause 7.21 – Development for the purposes of dwellings, home occupations or bed and breakfast accommodation on land zoned E2 Environmental Conservation</p>

Site Specific Requirements	
Justification	Action/Recommendation
<p>rezoned to E2 will not be mapped under this clause (i.e. will not be eligible for a dwelling entitlement).</p> <p>The proposed local clause is an appropriate interim measure until the relevant body of work can be undertaken and implemented.</p> <p>An LGA-wide Environmental Land Review will be undertaken to inform the Comprehensive CCLEP project. This will adopt a consistent methodology across the LGA to better align the application of environmental zones. This will review the proposed local clause and its application across the LGA.</p>	

CCLEP Part 8 - Additional Local Provisions – Gosford City Centre

Parts 8 of Gosford Local Environmental Plan 2014 (*GLEP 2014*) was repealed on 12 October 2018 by *State Environmental Planning Policy (Gosford City Centre) 2018*. As such there is no Part 8 proposed within the consolidated Central Coast Local Environmental Plan (CCLEP).

CCLEP Schedule 1 - Additional Permitted Uses

Schedule 1 of the Central Coast Local Environmental Plan (CCLEP) identifies land within the Central Coast Local Government Area (LGA), which has additional development entitlements beyond those specified in the land use tables. This Schedule will apply to Clause 2.5 (Additional permitted uses for particular land) of the CCLEP.

Key Principles

Key principles were developed to assess Schedule 1 of *Gosford Local Environmental Plan 2014 (GLEP 2014)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*, and any settled Model Provisions or Clauses prepared by the Department of Planning, Industry and Environment (DPIE).

Principle 2 – Retention

Retain additional permissible uses, which would otherwise be an inequitable outcome for land holders across the Central Coast LGA.

Principle 3 – Clarification

Correct provisions which have been inadequately drafted during the preparation of either *GLEP 2014* or which require amendment to clarify the intent of the clause.

Principle 4 – New requirements

Identify the need for new clauses to address issues raised through the consolidation process.

Key Issues

- *GLEP 2014* and *WLEP 2013* were prepared in the SILEP format, which achieves Principle 1 - Consistency.
- The majority of items listed in Schedule 1 – Additional Permitted Uses of *WLEP 2013* and *GLEP 2014* are to be retained in accordance with Principle 2 - Retention.
- A consistent approach to the identification, naming and mapping of each item is required. It is proposed that the items numbers are replaced by reference to the land legal title (i.e. Lot and DP description), the street address and a general name for the site (e.g. this clause applies to land being Lot 1 DP603830, identified as "355 Ruttleys Rd").
- The tables below identify where Principle 3 – Clarification and Principle 4 – New Requirements are proposed to apply to the existing provisions of *GLEP 2014* and *WLEP 2013*.
- For clarity, if a zone, land use or objective of either *GLEP 2014* or *WLEP 2013* is not included within the tables below, it is proposed to be incorporated into the CCLEP in its current form.

Table 36: Explanation of Schedule 1 - Additional Permitted Uses Amendments

Additional Permitted Uses	
Justification	Action/Recommendation
Issue 1: Drafting errors	
<i>Relevant Principle: Principle 3 - Clarification</i>	
Item 6 - Use of certain land at Summerland Rd, Summerland Point (WLEP 2013)	
<p>The clause was drafted incorrectly during its transition from <i>Wyong Local Environmental Plan 1991 (WLEP 1991)</i> to <i>WLEP 2013</i>.</p> <p>The current wording enables 75% of the subject site to be developed for permanent residential accommodation without the need to be associated with a managed resort facility. This is not the intent of the original APU within WLEP 1991.</p>	<p>Retain the APU subject to being reworded to reflect the intent of <i>WLEP 1991</i>.</p> <ul style="list-style-type: none"> Now known as 6 – Use of certain land at Summerland Road, Summerland Point (CCLEP).
<i>Relevant Principle: Principle 5 – Permissibility Retention</i>	
Item 27 – Use of certain land at Somersby (CCLEP)	
<p>The conversion of the E4 Environmental Living zone under GLEP 2014 to CCLEP has resulted in the removal of uses currently permissible with consent under GLEP 2014. These uses are as follows:</p> <p>Animal boarding or training establishments; 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>In particular, the new E4 zone when applied to the Australian Reptile Park 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</p>	<p>To enable these uses to remain permissible with consent, it is proposed to include the following sites as subject to additional permitted uses:</p> <ol style="list-style-type: none"> Lot 204 DP 747845; Lot 205 DP 747845; Lot 20 DP 859538; and Lot 21 DP 859538. <p>The following additional permitted uses are included:</p> <p><i>Camping grounds; Caravan parks; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Tourist and visitor accommodation.</i></p> <ul style="list-style-type: none"> Now known as 28 – Use of certain land at 945 Old Pacific Hwy and 66 Myoora Rd, Somersby (CCLEP).

Additional Permitted Uses	
Justification	Action/Recommendation
<p>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. The site has both historic and current uses related to tourism which are supported by both the community and government.</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> <p>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.</p>	
Issue 2: Inequitable outcomes	
<p><i>Relevant Principle: Principle 2 – Retention; Principle 3 – Clarification; Principle 4 – New Requirements</i></p>	
Caravan Parks	
<p>It is proposed to prohibit Caravan Parks in the E4 Environmental Living zone under the CCLEP. There are currently 2 Caravan parks in the former Gosford LGA zoned E4. To ensure that the land use permissibility is retained and prevent inequitable outcomes for the landowners of these sites it is recommended that the two sites be included in Schedule 1 Additional Permitted Uses. These two sites are identified in Attachment 04: Mapping attached to this proposal.</p>	<p>It is recommended that the CCLEP apply an APU to permit caravan parks with consent, to those sites where an approved caravan park or manufactured home estate is located, and the land is zoned E4 Environmental Living in the former Gosford LGA.</p> <ul style="list-style-type: none"> • Now known as 27 – Use of certain land at Avoca Beach and Kincumber South.
<p>Lot 241 DP 237227, 47 Carolina Park Road is currently identified in Schedule 1 of GLEP 2014 and is to be retained and labelled to clearly</p>	<p>Amend the “Caravan Park” label for Lot 241 DP 237227 to “47 Carolina Park Road” to distinguish between other identified caravan parks.</p>

Additional Permitted Uses	
Justification	Action/Recommendation
distinguish between other identified caravan parks.	

CCLEP Schedule 2 - Exempt Development

Schedule 2 of the Central Coast Local Environmental Plan (CCLEP) identifies exempt development, which may be undertaken without consent. This Schedule will apply to Clause 3.1 (Exempt development) of the CCLEP.

Key Principles

Key principles were developed to assess Schedule 2 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)* and *State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes), 2008*, and the *Local Government Act, 1993*.

Principle 2 – Retention

Retain exempt development, which is minor in nature.

Key Issues

- *WLEP 2013* does not specify additional exempt development. *GLEP 2014* contains a number of exempt developments which are in addition to those provided for by *SEPP (Exempt and Complying Development Codes), 2008*.
- *GLEP 2014* and *WLEP 2013* were prepared in the SILEP format, which achieves Principle 1 - Consistency.
- The majority of items listed in Schedule 2 – Exempt Development of *GLEP 2014* are proposed to be retained in accordance with Principle 2 – Retention.
- The tables below identify where exempt developments are proposed to be removed in accordance with Principle 1.
- For clarity, if a zone, land use or objective of either *GLEP 2014* or *WLEP 2013* is not included within the tables below, it is proposed to be incorporated into the CCLEP in its current form.
- It is likely that during the instrument drafting, amendments to the clause and subclause numbering (including in clause referral numbering) will be required.

Table 37: Explanation of Schedule 2 – Exempt Development Amendments

Exempt Development	
Justification	Action/Recommendation
Issue 1: Drafting errors	
<i>Relevant Principle: Principle 1 - Consistency</i>	
Recreation facilities (indoor, major or outdoor), Outdoor lighting and Solid fuel heaters	
<p>This issue relates to exempt development for the purposes of Recreation facilities (indoor, major or outdoor), Outdoor lighting and Solid fuel heaters as provided for by <i>GLEP 2014</i>.</p> <ul style="list-style-type: none"> • Recreation facilities (indoor, major or outdoor) apply to both public and private land. The extent of the development enabled by this clause is not considered minor in nature and not consistent with the intent of exempt development. • Outdoor lighting is identified as exempt development under the provisions of subclause 39 of <i>State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes) 2008</i>. • Solid fuel heaters require consent under Section 68 of the <i>Local Government Act, 1993</i> so cannot be exempt development. 	<p>Recreation facilities (indoor, major or outdoor), Outdoor lighting and Solid fuel heaters have been removed as exempt development from Schedule 2.</p>

CCLEP Schedule 3 - Complying Development

Schedule 3 of the Central Coast Local Environmental Plan (CCLEP) identifies development, which may be undertaken as complying development. This Schedule will apply to Clause 3.2 (Complying development) of the CCLEP.

Key Principles

Key principles were developed to assess Schedule 3 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)* and *SEPP (Exempt and Complying Development Codes), 2008*, and the *Local Government Act, 1993*.

Principle 2 – Retention

Retain complying development, which is minor in nature.

Key Issues

- Neither *GLEP 2014* nor *WLEP 2013* specifies complying development within Schedule 3 Complying Development.

CCLEP Schedule 4 - Classifications and Reclassification of Public Land

Schedule 4 of the Central Coast Local Environmental Plan (CCLEP) identifies any public land, which is proposed to be reclassified in accordance with the Provisions of the *Local Government Act, 1993*. This Schedule will apply to Clause 5.2 (Classification and reclassification of land) of the CCLEP.

Key Principles

Key principles were developed to assess Schedule 4 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)* and the *Local Government Act, 1993*.

Principle 2 – Avoid Reclassifications

The scope of the CCLEP does not include the reclassification of land.

Key Issues

- The land identified within Schedule 4 of *GLEP 2014* and *WLEP 2013* was reclassified in accordance with the provisions of the *Environmental Planning and Assessment (EP&A) Act, 1979* and the *Local Government Act, 1993* at the time of the gazettal/notification of the respective plans. This satisfied Principle 1 – Consistency.
- The land identified in these schedules will retain this classification status in accordance with Principle 1.
- The CCLEP is not required to include any land within Schedule 4 as additional land is not proposed to be reclassified by the CCLEP.
- In accordance with Principle 2 – Avoid Reclassification, no land is proposed to be reclassified through the CCLEP. Reclassifications may be further considered during the preparation of a comprehensive CCLEP or site-specific planning proposals.

CCLEP Schedule 5 - Environmental Heritage

Schedule 5 of the Central Coast Local Environmental Plan (CCLEP) identifies heritage items, heritage conservation areas and archaeological sites. This Schedule will apply to Clause 5.10 (Heritage conservation) of the CCLEP.

Key Principles

Key principles were developed to assess Schedule 5 of *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*. These principles are outlined below:

Principle 1 - Consistency

Consistency with the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*, and the State Heritage Register.

Principle 2 – Retention

Retain existing heritage items of both *GLEP 2014* and *WLEP 2013*.

Key Issues

- Schedule 5 of *GLEP 2014* and *WLEP 2013* were prepared in accordance with the SI LEP format, which achieves Principle 1 – Consistency.
- All listed Heritage Items, Heritage Conservation Areas and Archaeological Sites included in the *GLEP 2014* and *WLEP 2013* are proposed to be retained within the CCLEP, except where these items have been demolished in accordance with a development consent or resolved by Council to be removed and Council's Heritage Advisor has supported removal of these items.
- Heritage items located on land to be deferred from the CCLEP (Deferred Matters) will not be listed in Schedule 5.
- It is likely that during the instrument drafting, amendments to the clause and subclause numbering (including in clause referral numbering) will be required.
- Identification of new Heritage Items, Heritage Conservation Areas and Archaeological Sites and review of those existing may be undertaken through the Comprehensive CCLEP process or separate Planning Proposal. This will also include a review of those items with significant interiors in accordance with the SILEP which states, "if any interior features are part of the heritage significance of a heritage item, these should also be described" in the listing. In reviewing the items included in Schedule 5, it was noted that there were some drafting errors, changes to property descriptions and sites that have been demolished, which require the schedule to be updated. The proposed amendments are outlined in the table below:

Table 38: Explanation of Schedule 5 – Environmental Heritage

Environmental Heritage					
Justification			Action/Recommendation		
Issue 1: Retention of all heritage items					
<i>Relevant Principle: Principle 2 - Retention</i>					
<p>"Kendalls Glen" reserve and rock, off Pacific Highway, West Gosford is listed as a heritage item in GPSO Schedule 8 Environmental Heritage.</p> <p>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:</p>					
Suburb	Item name	Address	Property description	Significance	Proposed Item no
West Gosford	"Kendalls Glen" Reserve, Rock and Memorial	Central Coast Highway	Lot 1 DP 716236 and road reserve	Local	173
<p>There were originally five items of heritage significance included in either the GPSO or IDO 122 that were to be included in Schedule 5 of CCLEP (see below table). However, the decision to delay consideration of the privately-owned Deferred Matters land has resulted in the need to retain IDO 122 and the GPSO. As a result, the following sites are proposed to be removed from Schedule 5 of CCLEP:</p>			<p>Remove the following sites from Schedule 5 of CCLEP:</p>		
Suburb	Item name	Address	Property description	Significance	Proposed Item no
Erina	House "Laythams"	31 Portsmouth Rd	Lot 116 DP 805652	Local	204
Mount Elliot	Mount Elliot House	92 Toomeys Rd	Lot 7 DP 833975	Local	205
Niagara Park	Weir	30 Siletta Rd	LOT 11 DP 17201	Local	206
<p>* Niagara Park Weir is listed in IDO 122 as 130 Siletta Rd; however, the item is located on 30 Siletta Rd. This is a typographical error. The Heritage item is listed on the Section 10.7 Certificate for Lot 11 DP 17201, H30 Siletta Rd Niagara Park and survey plan locates the item on this lot.</p>					

Environmental Heritage

Justification

Action/Recommendation

As only the privately-owned Deferred Matters land has been removed from CCLEP, the following Council-owned property and public road have been retained within Schedule 5 of CCLEP:

Suburb	Item name	Address	Property description	Significance	Proposed Item no
Saratoga	Veteran Hall Cemetery	63 Henderson Rd	Lot 1 DP 572652	Local	207
West Gosford	Roadworks known as "Devils Elbow"	Debenham Rd (previously Old Gosford Rd)		Local	208

Issue 2: Drafting errors

Relevant Principle: Principle 2 - Retention

This issue relates to <i>GLEP 2014</i> Schedule 5 Part 1 Item Number 101. The address listed in the <i>GLEP 2014</i> is listed incorrectly as 1223 George Downes Dr; however, this should read 1709 George Downes Dr. The lot and DP remain unchanged.	<ul style="list-style-type: none"> Amend the listed address of <i>GLEP 2014</i> Schedule 5 Part 1 item 101 to: 1709 George Downes Dr
This issue relates to <i>GLEP 2014</i> Schedule 5 Part 1 Item Number 200. The item name listed in the <i>GLEP 2014</i> is listed incorrectly and does not include mention of the Jetty, which forms part of the heritage item.	<ul style="list-style-type: none"> Amend the listed name of <i>GLEP 2014</i> Schedule 5 Part 1 item 200 to: Yattalunga Baths and Jetty
This issue relates to <i>WLEP 2013</i> Schedule 5 Part 1 Item Number I93 The Entrance Hotel. The address listed in the <i>WLEP 2013</i> is listed incorrectly as 71-78 The Entrance Rd; however, this should read 71-87. The lot and DP remain unchanged.	<ul style="list-style-type: none"> Amend the listed address of <i>WLEP 2013</i> Schedule 5 Part 1 item I93 to: 71-87 The Entrance Rd
This issue relates to <i>GLEP 2014</i> Schedule 5 Part 1 Item Number 6. Item number 6 states that the Davistown Baths are 'adjacent to Lot 7034, DP 1125784'; however, they are located on this lot and therefore the word adjacent to should be removed.	<ul style="list-style-type: none"> Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 6 to remove the words 'adjacent to'
This issue relates to Item number 176 lists the property description as "adjacent to Lot A DP 191003. This item is not adjacent to Lot A but part of this lot. The property Description	<ul style="list-style-type: none"> Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 176 to remove the words 'Adjacent to' and state:

Environmental Heritage	
Justification	Action/Recommendation
should be amended to include this lot and lot where the bridge crosses the land which is Lot 100 DP 1184087. The address and mapping remain unchanged.	Lot A, DP 191003, Lot 100 DP 1184087
Item number 165 does not list a property description. This property is located on Terrigal Beach Shoreline on Lot 1 DP 1060783. The address and mapping remain unchanged	<ul style="list-style-type: none"> Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 165 to state: Lot 1 DP 1060783
Issue 3: Removal of items	
<i>Relevant Principle: Principle 2 - Retention</i>	
<p>The following items are listed in Schedule 5 Part 1 Heritage Items; however, these items have been demolished with consent and are recommended by Council's Heritage Advisor and Heritage Officer to be removed from the Schedule:</p> <ul style="list-style-type: none"> <i>WLEP 2013</i> Item I1 Castle Rose <i>GLEP 2014</i> Item 103 Post Office, shop and outbuilding (Pryor Brothers) 	<ul style="list-style-type: none"> Remove Item I1 of <i>WLEP 2013</i> Schedule 5 and Item 103 of <i>GLEP 2014</i> Schedule 5.
<p>This issue relates to <i>IDO 122 Schedule 2 Environmental heritage</i>, which lists <i>House, "Alpha", Lot 4, DP 382701, No 42 Palmers Lane, Bensville</i> as a heritage item. This item was to be removed during preparation of <i>GLEP 2014</i> following the resolution of the former Gosford City Council on 1 June 2010 to remove the property from the heritage list. As this resolution was made after the Draft Gosford LEP was exhibited, the matter was addressed in a report to Council on 31 May 2011 where all submissions were considered. At this meeting the former Gosford Council resolved:</p> <p>Amend Schedule 5 as follows:</p> <p>c) Delete Item 34 - House "Alpha", 42 Palmers Lane, Lot 4 DP 382701, Bensville</p> <p>Also, at this meeting on 31 May 2011, Council resolved to defer all privately owned land zoned 7(a) Conservation and 7(c2) Scenic</p>	<ul style="list-style-type: none"> Do not include <i>IDO 122</i> Schedule 2 Heritage item <i>House, "Alpha", Lot 4, DP 382701, No 42 Palmers Lane, Bensville</i> in Schedule 5 of CCLEP.

Environmental Heritage	
Justification	Action/Recommendation
<p>Protection located east of the Freeway. As such '42 Palmers Lane' was deferred from the <i>GLEP 2014</i> and was inadvertently retained in <i>IDO 122</i>.</p> <p>To rectify this anomaly, it is not proposed to transfer '42 Palmers Lane' from Schedule 2 of <i>IDO 122</i> to Schedule 5 of the CCLEP.</p>	
Issue 4: Update of Property Description	
<i>Relevant Principle: Principle 2 - Retention</i>	
<p>In some instances, properties where heritage items and archaeological sites are located have been subdivided or consolidated and as such the property description may have changed. This requires an update to the listing in Schedule 5 of CCLEP to reflect the current property details.</p> <p>This issue relates to <i>GLEP 2014</i> Schedule 5 Part 1 Items Number 2, 52, 78, 94, 93, 120, 123, 121, 122, 127, 119, 124, 125, 126, 129, 131, 191 and Part 3 Item numbers A18 and A20:</p>	
<p>Item number 2 Property Description is listed as Lot 3 DP 861482. This lot has been subdivided and as such the property description has changed and is now Lot 5 DP 1210421. The address and mapping remain unchanged.</p> <p>Item number 52 lists the property description as being on Lot 371 DP 129586. This description is not current and should be listed as Lot 37 DP 755253 which is the current property description as per the certificate of title. The address and mapping remain unchanged</p> <p>Item number 78 lists the property description as Lot 49 DP 302278. This should be listed as Lot 1 in the same DP. Lot 49 is not current. The address and mapping remain unchanged.</p> <p>Item number 94 lists the property description as Lot 1 DP 252634. This property has been subdivided and the property description should be updated Lot 22 DP 1186526. The address and mapping remain unchanged.</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 2 to state: Lot 5 DP 1210421 • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 52 to state: Lot 37 DP 755253 • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 78 to state: Lot 1 DP 302278 • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 94 to state: Lot 22 DP 1186526

Environmental Heritage	
Justification	Action/Recommendation
<p>Item number 93 lists the property description as Lot 1 DP 587129. This property has been subdivided and the property description should be updated Lot 21 DP 1186526. The address and mapping remain unchanged.</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 93 to state: Lot 21 DP 1186526.
<p>Item number 120 lists the property description as Lot 13 DP 1126998. This property has been subdivided and the property description should be updated Lot 37 DP 270882. The address and mapping remain unchanged.</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 120 to state: Lot 37 DP 270882
<p>Item number 123 lists the property description as Lot 13 DP 1126998. This property has been subdivided and the property description should be updated Lots 37 and 38 DP 270882. The address and mapping remain unchanged.</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 123 to state: Lot 37 DP 270882, Lot 38 DP 270882
<p>Item numbers 121 and 122 lists the property description as Lot 13 DP 1126998. This property has been subdivided and the property description should be updated Lot 1 DP 270882. The address and mapping remain unchanged.</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 121 and Item 122 to state: Lot 1 DP 270882
<p>Item number 127 lists the property description as Lot 13 DP 1126998. This property has been subdivided and the property description should be updated to 'Adjacent to Lot 1 DP 270882'. The address and mapping remain unchanged.</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 127 to state: Adjacent to Lot 1 DP 270882
<p>Item number 119 lists the property description as Lot 13 DP 1126998. This property has been subdivided and the property description should be updated to Lot 15 DP 270882. The address and mapping remain unchanged.</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 119 to state: Lot 15 DP 270882
<p>Item numbers 124 and 125 lists the property descriptions as Lot 13 DP 1126998. This property has been subdivided and the property description should be updated to Lot 38 DP</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 124 and 125 to state: Lot 38 DP 270882

Environmental Heritage	
Justification	Action/Recommendation
<p>270882. The address and mapping remain unchanged.</p> <p>Item number 126 lists the property description as Lot 13 DP 1126998. This property has been subdivided and the property description should be updated Lots 37-38 DP 270882. The address and mapping remain unchanged.</p> <p>Item number 129 lists the property description as Lots 1-3 DP 755227; Lot 7042, DP 1020641. The property description should be updated to remove Lots 1-3 DP 755227 as this DP was cancelled and not the current property description. The address and mapping remain unchanged.</p> <p>Item number 131 lists the property description as Lot 5 DP 23839. This property has been consolidated with adjoining property and the property description is now Lot 58 DP 1247465. The address and mapping remain unchanged.</p> <p>Item number 191 lists the property description as Lot 1 SP 39309. This property has been strata subdivided and the listing should apply to the entire site. The property description should be Lot 0 SP 39309. The address and mapping remain unchanged.</p> <p>Item number A18 lists the property description as Part Lot 2, DP431999. This property was subject to a plan of subdivision and redefinition and the property description should be Lot 12 DP 1158746. The address and mapping remain unchanged.</p> <p>Item number A20 lists the property description as Part Reserve 36775. This property was subject to Crown Land conversion and the property description should be Lot 7301 DP 1158002. The address and mapping remain unchanged.</p>	<ul style="list-style-type: none"> • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 126 to state: Lots 37-38 DP 270882 • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 129 to remove reference to: Lots 1-3 DP 755227 • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 131 to state: Lot 58 DP 1247465 • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 1 Item 191 to state: Lot 0, SP 39309 • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 3 Item A18 to state: Lot 12 DP 1158746 • Amend the listed Property Description of <i>GLEP 2014</i> Schedule 5 Part 3 Item A20 to state: Lot 7301 DP 1158002

Environmental Heritage					
Justification			Action/Recommendation		
Issue 5: Newly listed items					
<i>Relevant Principle: Principle 1 - Consistency</i>					
Calga Aboriginal Cultural Landscape has been listed as an item of State heritage significance under the Heritage Act 1977. This site has significance to the Central Coast and NSW.			Include the 'Calga Aboriginal Cultural Landscape' as an item of state significance in Schedule 5.		
Suburb	Item name	Address	Property description	Significance	Proposed Item no
Calga	Calga Aboriginal Cultural Landscape	Peats Ridge Rd	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	State	328

2.2 Deferred Matters

During the preparation of the Gosford Local Environmental Plan (GLEP 2014), a number of planning issues were raised by the public during public exhibition. This primarily related to non-residential uses on environmental lands east of the M1 Motorway. On 31 May 2011 Council resolved to defer these lands from GLEP 2014 for a period of up to five years from the date the GLEP 2014 was adopted, until an assessment was carried out to appropriately zone these lands. The Department of Planning, Industry and Environment (DPIE) agreed to the deferral.

The study area is comprised of approximately 3,862 parcels of Deferred Matters (DM) zones, of which approximately 3,340 are privately owned and 522 are government owned. The DM lands consist of land under the Gosford Planning Scheme Ordinance (GPSO), Interim Development Order 122 (IDO 122) and Interim Development Order 146 (IDO 146), specifically conservation and scenic protection lands east of the M1 Motorway. The majority of parcels within the study area are characterised by large lot rural residential, consisting of substantial high value ecological land including ecologically endangered vegetation, significant ridgeways and constrained land (e.g. flooding and steep slopes).



Figure 2: Study Area of the Environmental and Urban Edge Zone Review (as highlighted in yellow/lime green)

In order to resolve the deferred matters, in 2015 Council commenced the *Environmental and Urban Edge Zone Review* to align all DM zones to the most appropriate zone of the *Standard Instrument (Local Environmental Plans) Order 2006* (SILEP). The following objectives were adopted to develop a robust methodology through which to enable consideration of these lands:

- Retain high environmental value lands for protection and conservation.
- Contain urban sprawl to reduce land use conflicts in environmentally sensitive areas.
- Identify rural residential or equivalent lands to conserve environmental lifestyles.
- Promote urban development within town centres and transit corridors to encourage viable communities where services are prevalent and accessible.
- Review urban fringe lands to identify those areas with limited or no environmental value and which are within strategic locations with capacity for infrastructure.

The methodology incorporated recommendations from the Northern Council's E Zone Review Final Recommendations Report and the Planning Practice Note PN 09-002 Environment Protection Zones. An evidence-based approach was applied using a multi-criteria evaluation (MCE) technique to allocate the lands into the most appropriate zone.

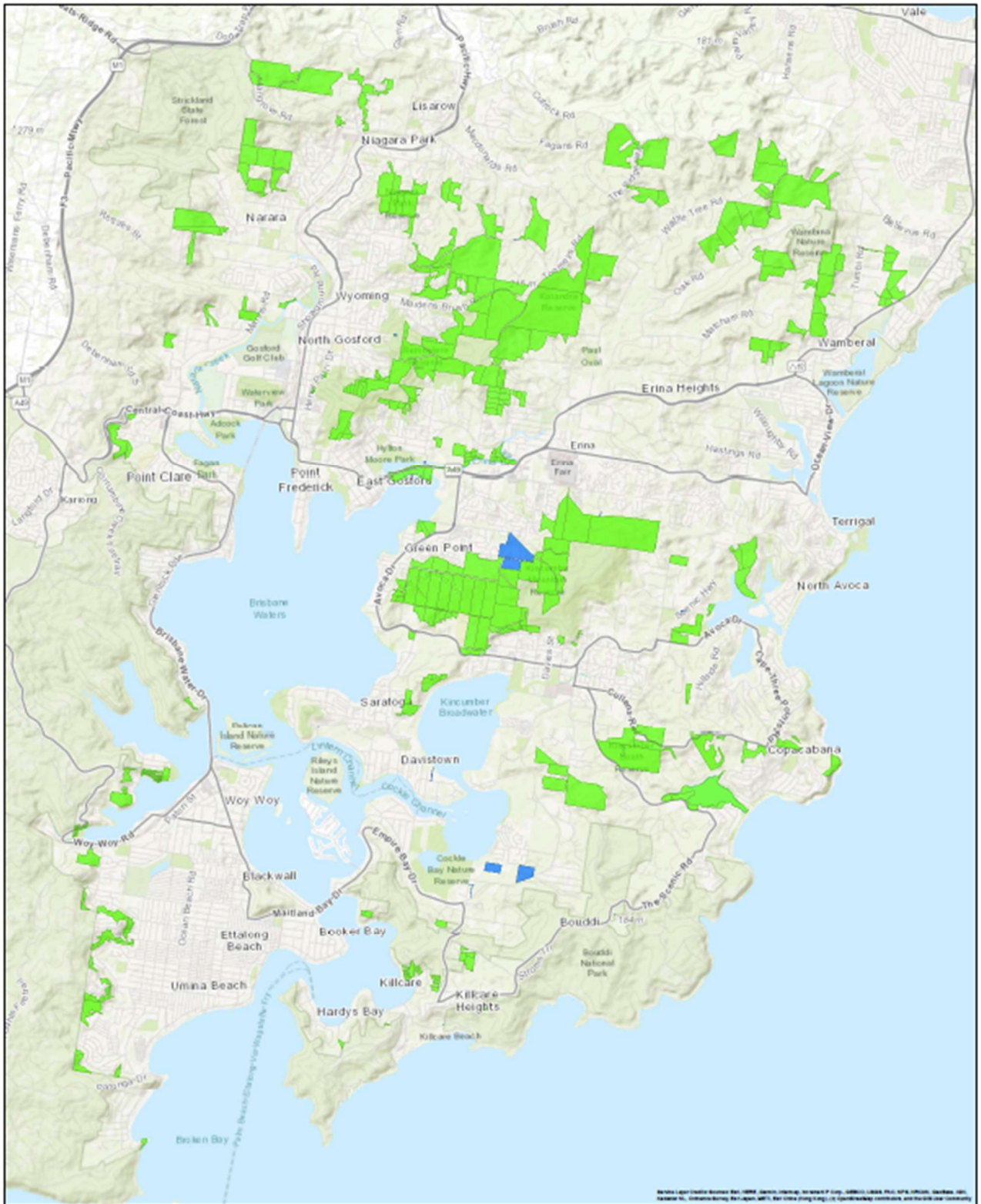
However, it has been identified that there were significant issues with the criteria applied to the DM lands. It is therefore appropriate that all DM lands be reviewed as part of an LGA wide Environmental Land Review and rezoned under a later CCLEP amendment. Landowners will be further consulted prior to any land use zoning change being made to their land.


In addition, it was originally 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 so that these lands be retained as DM lands and be reviewed as part of an LGA wide Environmental Land Review.

The DM lands include a significant proportion of Coastal Open Space System (COSS) land in Council ownership. It was intended that COSS land be rezoned E2 Environmental Conservation, to provide these lands with greater environmental protection under the CCLEP compared to the current E2 Zoning under GLEP 2014, or the 7(a) Conservation and Scenic Protection zoning under IDO 122. As a result, Council staff recommended that Council-owned COSS lands and a small number of other Council properties which are used for a variety of purposes, should be zoned in accordance with the publicly exhibited version of the CCLEP. This is with the exception of 6 COSS lots, or part thereof, that were identified on the CCLEP mapping with a proposed land use zoning other than E2. This is a mapping error. It is proposed that all COSS land within the Deferred Matters area be zoned E2 Environmental Conservation. In this regard, on 9 March 2021 the Administrator resolved (in part) that:

- 1 *Further to Council's resolution of 14 December 2020 to adopt the Central Coast Local Environmental Plan and Development Control Plan, that the following be included:*
 - a) *That all Council owned COSS land listed in Attachment 1 be zoned to E2 Environmental Conservation.*
 - b) *That all Council owned land listed in Attachment 2 be zoned as per the recommendations in Attachment 2.*

In addition to increasing the environmental protection of COSS land, this process removes IDO 146 reducing the number of Environmental Planning Instruments applying across the Central Coast from five to three and also reducing the number of Deferred Matters lots from 3867 to 3445. A table list of each property and its proposed zone conversion is provided in the Supporting Documentation (04 Mapping), but represented by figure 3 below. These zone changes have now been incorporated into the draft CCLEP mapping.





Central Coast Council

CENTRAL COAST COUNCIL
Deferred Matters – Council Owned Land


Date: 19/02/2021
Coordinate System: GDA 1994 MGA Zone 58
Projection: Transverse Mercator
Created using ArcGIS 10.7

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Legend

- Council Owned Lands
- COSS Land
- Not COSS Land



Kilometres

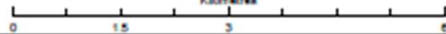


Figure 3 - Council-owned COSS Land

2.3 Mapping

Central Coast Council, with the Department of Planning, Industry and Environment (DPIE), has commenced a transition to the use of digital mapping for Local Environmental Plans (LEPs). As such Council has prepared this Planning Proposal using digitally based mapping, with no portable document files (pdf) maps.

Key Principles

The Key Principles adopted for the CCLEP Parts 1–7 and the Schedules are proposed to be reflected in the CCLEP mapping layers.

Key Issues

- Map layers pertaining to zones, development standards (e.g. height of buildings and floor space ratios), additional local provisions etc. will be required to consolidate the existing provisions of both *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*.
- Map layers for Foreshore Building Line, Lot Amalgamation, Urban Release Areas, Caravan Parks and Manufactured Home Estates, and Dwelling Density are not proposed to alter, excluding any changes required to ensure consistency with the drafting requirements for an SI LEP and application of the plan to the Central Coast Local Government Area (LGA).
- Where minor mapping anomalies have occurred under *GLEP 2014* or *WLEP 2013* these are proposed to be rectified to be consistent with the intent of previous Planning Proposals.

A. Exhibited Mapping

The exhibited mapping incorporated the changes as described by Part 2 of this Proposal, and as outlined below in Table 39. Additional detail regarding the mapping anomalies as exhibited is provided in the Supporting Documentation (04 Mapping: Section 1 – Documented Amendments). The full exhibited map package is available for review at:

https://webmap.environment.nsw.gov.au/PlanningHtml5Viewer/?viewer=Central_Coast_LEP_Exhibit

Table 39: Explanation of Mapping Amendments (Publicly exhibited)

Mapping	
Justification	Action/Recommendation
Acid Sulfate Soils	
Clause 7.1 Acid Sulfate Soils will be carried into the Central Coast Local Environmental Plan (CCLEP). The mapping must apply to any land subject to the CCLEP, including that land which is currently deferred from GLEP 2014 which is identified on the Acid Sulfate Soil Risk Maps held by Office of Environment and Heritage	Amend the Acid Sulfate Soils maps to include land currently identified as Deferred Matter under GLEP 2014 that is Class 1, 2, 3, 4 or 5 Acid Sulfate Soils. Acid sulphate soils will be mapped to 500m from any Class 1, 2, 3 or 4 soils.
Additional Permitted Uses	

Mapping	
Justification	Action/Recommendation
The alignment of the provisions of GLEP 2014 and WLEP 2013 requires a consistent approach to the identification of APUs to be established. Item names are to be used to identify these sites on the APU Map.	<ul style="list-style-type: none"> Sites are to be labelled on the APU map as per their item name shown in the CCLEP. Amend the "Caravan Park" label for Lot 241 DP 237227 to "47 Carolina Park Road" to distinguish between other identified caravan parks.
Clause 7.8 of GLEP 2014 identifies land in Terrigal and Picketts Valley, which is shown on the APU map. This clause is proposed to be removed, as home business is no longer a prohibited use in the R2 zone.	Amend the APU map to remove the land identified as "Kings Ridge" on APU Map Sheet APU_017B.
Caravan parks are proposed to be prohibited in the E4 Environmental Living zone. Two sites have been identified in the E4 zone under <i>GLEP 2014</i> that are to be included in Schedule 1 Additional Permitted Uses. This will ensure retention of the development right for the purpose of caravan parks on these sites.	<ul style="list-style-type: none"> Amend the APU map to include the following sites: <ul style="list-style-type: none"> Avoca Beach Caravan Park - Lot 6 DP 826812 Kincumber Nautical Village - Lot 1 DP 742084
Drinking Water Catchment	
The drinking water catchment is mapped under WLEP 2013 and requires inclusion of the Gosford drinking water catchment.	Map the former Gosford LGA drinking water catchments on the DWC Map.
Dwelling Opportunity (New Map)	
<p>The intent of this map was to enable the retention of the dwelling rights of those property owners who currently own land zoned E2 or land that is deferred in the former Gosford LGA where dwelling houses are currently permitted, the land has a dwelling entitlement and is are proposed to be rezoned to E2. The map identifies land that the proposed Local Clause 7.21 – Development for the purposes of dwelling houses, home occupations or bed and breakfast accommodation on land zoned E2 Environmental Conservation applies to and will result in the retention of dwelling entitlement as an interim measure until an LGA wide environmental lands review is undertaken.</p> <p>This option is preferred as opposed to identifying the land on the Additional Permitted Use map,</p>	A new map was prepared that identifies the former Gosford LGA as an area subject to proposed new Local Clause 7.21 – Development for the purposes of dwellings houses, home occupations or bed and breakfast accommodation on land zoned E2 Environmental Conservation.
Floor Space Ratio (FSR)	
<i>Lot 1 DP 513519 2 Ocean Pde and Lots 1 and 2 DP 536168 14-16 The Entrance Rd, The Entrance</i>	The exhibited FSR map key was amended to show X = 4.0:1 and show Lot 1 DP 513519 2 Ocean Pde and Lots

Mapping	
Justification	Action/Recommendation
<p>These sites have a mapped FSR of 3.9:1 under WLEP 2013, however should be mapped at 4.0:1.</p> <p>Amendment 190 to Wyong LEP 1991 proposed an FSR of 4.0:1 however this FSR was held over to WLEP 2013. The FSR Map for WLEP 2013 was gazetted with an FSR of 4.0:1. WLEP 2013 Amendment 2 incorrectly reverted this to 3.9:1 in the key. This was corrected in future amendments, however when WLEP 2013 Amendment 27 amended the key in tile 015 this again incorrectly reverted back to 3.9:1. As such this site should have an FSR of 4.0:1. In addition the wrong symbology had been used for the FSR 4.0:1 – W was shown in place of X. This should be updated as per the Standard Technical Requirements for Spatial datasets and maps.</p>	<p>1 and 2 DP 536168 14-16 The Entrance Rd, The Entrance as X or 4.0:1 on the FSR Map.</p>
<p><i>Lot 3 DP1114935, 229 Memorial Avenue, Ettalong</i></p> <p>Identified on GLEP 2014 FSR map Sheet 16A as being within a complex area (represented with a blue outline). This site is not included in the 'Ettalong Village Centre' on the Development Incentives Map and is not intended to receive bonuses as part of Clause 4.4, 4.4A or 8.3.</p>	<p>The exhibited FSR Map removed this site from the 'Ettalong Village Centre' complex area.</p>
<p><i>FSR Bonuses</i></p> <p>Mapping amendments are required to the FSR maps to be consistent with the approach proposed for development bonuses in relation to FSR as discussed in Part 4 – Principal Development Standards. 'Areas' identified on the WLEP 2013 FSR Map are to be identified by site name for ease of reference. Complex areas in the former Gosford LGA where bonuses may apply will be identified as 'Area 1' and 'Area 2' as identified in Clause 4.4A of the draft CCLEP.</p>	<p>FSR map layers will require amendment to include all FSR bonuses currently shown on the Development Incentives Map under GLEP 2014 and as per the proposed amendments to GLEP Clause 4.4 where the maximum FSR will be mapped, exclusive of bonuses. 'Areas' in the former Wyong LGA will be identified by site name and complex area in the former Gosford LGA will be identified by 'Area 1' and 'Area 2'.</p> <p>The maximum FSR shown on the FSR Map for the areas currently zoned R1 and mapped as 0.7:1 and 0.85:1 will be mapped at 0.5:1 on the CCLEP FSR Map. Floor space ratio restrictions on land zoned R2 Low Density Residential are to be removed from land within the former Gosford LGA. For R2 Low Density Residential land within the former Wyong LGA, only land that has been subject to Town Centre Strategies have an FSR applied. These FSR controls are to be retained as exhibited.</p>
<p><i>Removal of FSR Controls</i></p> <p>All land within the former Gosford LGA zoned R2 Low Density Residential has a maximum FSR of 0.5:1. The provisions of Wyong DCP 2013 and the proposed Consolidated DCP regarding scale, setback and amenity provide adequate controls for dwelling house</p>	<p>Remove FSR map from GLEP 2014 R2 land.</p>

Mapping	
Justification	Action/Recommendation
development. Removal of this FSR will reduce the need for variations to development standards.	
Height of Buildings	
Mapping amendments are required to be consistent with the approach proposed for development bonuses in relation to HOB.	The HOB maps will require amendment to include all height bonuses currently shown on the development incentives map under <i>GLEP 2014</i> and as per the proposed amendments to <i>GLEP Clause 4.3</i> where the maximum HOB will be mapped, exclusive of bonuses.
Land zoned Environmental does not currently have a mapped height under the WLEP 2013 which is consistent with many other LGA's. There are very few sites mapped as Environmental zones under the GLEP 2014 at present with the majority of these lands having a maximum HOB of 8.5m. To ensure a consistent approach across the entire LGA it is proposed to remove the existing Environmentally zoned land with a HOB of 8.5m from the HOB map. The DCP for relevant land uses includes provisions for height of buildings.	Remove the properties zoned E2, E3 and E4 under the GLEP 2014 with a mapped HOB of 8.5m from the HOB map.
HOB_19 anomaly resulted on HOB_19 through Major Amendment 1 to WLEP 2013. Land zoned R2 should have been amended from a maximum height of building of 8.5m to 9.5m. An area of the R2 zone was missed in error and is required to be amended to 9.5m as per the intent of the Major Amendment 1 Planning Proposal.	This was updated and reflected in the CCLEP exhibited mapping.
WLEP 2013 Height of Building Map Sheet HOB_19 that covers the Toukley area was proposed to be amended as part of WLEP 2013 Major Amendment 1 to map the maximum height of building to 9.5m. This was outlined in the planning proposal; however, the proposed amendment was erroneously excluded from the HOB_19 Map Sheet when exhibited and gazetted.	This was updated and reflected in the CCLEP exhibited mapping.
Heritage	
Map all existing heritage items identified within Schedule 5 – Heritage Items of WLEP 2013 and GLEP 2014 with the exclusion of WLEP 2013 Schedule 5 Item I1 'Castle Rose' and GLEP 2014 Schedule 5 Item 103 'Post Office, shop and outbuilding (Pryor Brothers)'. The map is to be consistent with any amendment to property details as outlined in Section 2.1 of this Proposal.	HER maps will be required to map all existing heritage items identified within Schedule 5 – Heritage Items of <i>WLEP 2013</i> and <i>GLEP 2014</i> with the exclusion of <i>WLEP2013 Schedule 5 Item I1 'Castle Rose'</i> and <i>GLEP 2014 Schedule 5 Item 103 'Post Office, shop and outbuilding (Pryor Brothers)'</i> .

Mapping

Justification		Action/Recommendation																																							
<p>There are five items of heritage significance included in either GPSO or IDO 122 that were mapped as local heritage items and included in Schedule 5 of CCLEP.</p>		<p>The five heritage items identified from GPSO and IDO 122 were included on the HER map.</p>																																							
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<h3>Key Sites</h3>																																									
<p>As exhibited, the CCLEP combined all existing key sites of GLEP 2014 and WLEP 2013. As the GLEP 2014 Key Sites, Development Incentives Application (CL1) Map is proposed to be removed, The Somersby Plan of Management Layer on this map was included on the Key Sites map.</p> <p>It was noted that Clause 7.13 of WLEP 2013 was not intended to extend beyond five years from the making of WLEP 2013, and that this map may require amendment if the instrument is made after the 23 December 2018.</p> <p>This is supported by a decision of Council at the Ordinary Meeting dated 8 October 2018. Minutes provided as part of Attachment 01: Assessment and Endorsement.</p>		<p>The KYS map mapped all sites identified within the Additional Local Provisions as Key Sites. The map was amended to include the Somersby Plan of Management Layer currently on the CL1 map</p>																																							
<h3>Key Sites, Development Incentives Applications (CL1)</h3>																																									
<p>All content is proposed to be included on the FSR and HOB maps to reflect the revised approach to development bonuses.</p> <p><i>Somersby Plan of Management Layer</i> The Somersby Plan of Management Layer on the CL1 map is to be shown on the map on the Key Sites map.</p> <p><i>85-93 Karalta Rd, Erina</i> Land at 85-93 Karalta Rd, Erina will be referenced by Lot/DP in the Local Provision, which removes the need for mapping of the site.</p>		<p>The exhibited mapping did not include the CL1 map</p>																																							

Mapping	
Justification	Action/Recommendation
Land Application	
The CCLEP will apply to the entire Central Coast LGA exclusive of Gosford City Centre.	The LAP map was expanded to include all land within Central Coast LGA except for the land excluded by State Environmental Planning Policy (Gosford) 2018.
Land Reservation Acquisition	
Ensure consistency between former Wyong LGA and former Gosford LGA. Nomenclature is required to be updated for consistency - not all local road acquisitions are for widening purposes.	The LRA map nomenclature was exhibited to state "Local Road" and not "Local Road Widening" as shown on all GLEP 2014 LRA maps.
<i>Lot 12 DP1174174, 32A Central Coast Highway, West Gosford</i> Roads and Maritime Service (RMS) has identified that Lot 12 DP 1174174 is now in RMS ownership and is no longer required for acquisition.	Lot 12 DP1174174 was removed from the LRA map.
<i>Narara Road Corridor</i> It was originally identified that this Planning Proposal would remove that land zoned SP2 within the Narara Road Corridor identified within the correspondence from the Roads and Maritime Service (RMS) attached to this proposal. The RMS has reconsidered their position in relation to this road corridor and has advised that the removal of these properties from the LRA map is no longer required. Further investigations will be undertaken by the RMS to determine future road corridors in this area.	The Narara Road Corridor was retained as part of the LRA map and renamed as "Classified Road" instead of "Local Road".
Land Zone (LZN)	
<i>Deferred Matters</i> The exhibited CCLEP sought to incorporate all DM land and required a zoning consistent with the <i>Standard Instrument Local Environmental Plan (SILEP)</i>	The LZN map rezoned the land identified as 'Deferred Matter' (DM) under the GLEP 2014 in accordance with recommendations of Environmental and Urban Edge Zone Review. Minor mapping anomalies were also included (as detailed in the Supporting Documentation (04 Mapping, Section 1). Additional zone changes were made as a result of advice from National Parks and Wildlife as to land which did and did not form part of National Parks Estate.
Lot Size	

Mapping	
Justification	Action/Recommendation
<p>Alignment of the provisions of <i>GLEP 2014</i> and <i>WLEP 2013</i> required the adoption of standard minimum lot size provisions within the R2 Low Density Residential zone, E3 Environmental Management zones and E4 Environmental Living Zones.</p> <p>The WLEP 2013 provisions were proposed to be adopted for the above-mentioned zones. This excludes those R2 sites within the former Gosford LGA, which have a minimum lot size other than 550m² shown on the LSZ map i.e. 1850m². These lot sizes are appropriate to respond to the constraints of these sites.</p>	<p>The exhibited LSZ map applied the following lot sizes for land zoned under GLEP 2014:</p> <ul style="list-style-type: none"> • 2 ha for the E4 Environmental Living zone; • 20 ha for the E3 Environmental Management zone • 450m² for the R2 Low Density Residential Zone, excluding land with an existing greater minimum lot size, e.g. 1850m² <p>Amendment to lot size as a result of those changes required by National Parks and Wildlife Service relating to National Parks boundaries were incorporated into the draft CCLEP Lot Size Map. These amendments are outlined in Attachment 04: Mapping.</p>

B. Post-Exhibition Mapping Changes

Amendments to the exhibited mapping are required following exhibition of the CCLEP. These amendments fall into four broad categories:

1. Deferred Matters

To respond to issues raised by submissions, Deferred Matters (DM) land has been excluded from the CCLEP. The exclusion of the DM land from the CCLEP affects the following map layers:

- Acid Sulfate Soils
- Land Application
- Lot Size
- Heritage
- Land Zone

All land which will remain deferred from the CCLEP will not be subject to these map layers. They will be mapped as "Deferred Matters" land under the CCLEP and retain the current zoning and controls applicable under IDO 122 and/or the GPSO.

Further to this, anomalous mapping amendments made which were proposed as a direct outcome of rezoning the DM land will also require amendment.

This general approach excludes those current DM parcels which are in Council ownership. These parcels will be included within the CCLEP. The full list of these parcels, and their proposed zoning is detailed in Attachment 04: Mapping – B.Post Exhibition (Deferred Matters).

2. Concurrent LEP Amendments

Since exhibition of the CCLEP, there have been eight Local Environmental Plan amendments altering GLEP 2014 and/or WLEP 2013. These are as follows:

- Gosford Local Environmental Plan 2014 (Amendment No 36)
- Gosford Local Environmental Plan 2014 (Amendment No 37)
- Wyong Local Environmental Plan 2013 (Amendment No 28)
- Wyong Local Environmental Plan 2013 (Amendment No 34)

- Wyong Local Environmental Plan 2013 (Amendment No 36) and Gosford Local Environmental Plan 2014 (Amendment No 38)
- Wyong Local Environmental Plan 2013 (Amendment No 37)
- Wyong Local Environmental Plan 2013 (Amendment No 38)
- Wyong Local Environmental Plan 2013 (Amendment No 39)

The mapping amendments which came into effect as a result of these LEPs will be updated within the CCLEP mapping. Further details as to which maps require amendment as a result of the LEPs is provided in Attachment 04: Mapping – C. Post Exhibition (Adopted Planning Proposals).

3. Council Resolutions

To respond to submissions and minor errors in the exhibited mapping/Planning Proposal, Council resolved at its meeting of 14 December 2020 (refer to Attachment 01: Assessment and Endorsement) to make mapping amendments other than those relating to DM land. These include amendments to the following map layers:

- Additional Permitted Uses
- Dwelling Opportunity
- Height of Buildings
- Heritage
- Land Zoning
- Lot Size
- Key Sites

Full detail of the amendments is provided in Table 40, but includes:

- Reinstatement of 8.5m HOB for the R2 Low Density Residential zone where it applies in the former Gosford LGA;
- Retention of a 550m² lot size in the R2 General Residential zone where it currently applies (NOTE: this does not alter the 1,850m² lot size provision or other minimum lot sizes);
- Further clarify where dwelling opportunities apply in the former Gosford LGA;
- Rezoning of Lot 1 DP 394499 37 Althorp St, East Gosford, Lot 27 DP 264579 26A Strand Ave, Narara and Lot 8 DP 802107 Central Coast Hwy, Kariong to reflect errors or anomalies; and
- Amendments to mapping will be required to implement changes to the data as per DPIE guidelines, protocols or cadastral re-alignment.

4. SEPPS / SI LEP Amendments

Incorporation of amendments arising from changes to SEPPs or amendments to the SI LEP order. Amendments to SEPPs and the SI LEP have the potential to change the manner in which maps are presented or making additional provisions for mapping. An investigation of the SEPPs/SI LEP amendments undertaken and implemented since the exhibition of the CCLEP has identified that there are no amendments required to respond to this potential issue.

Further detail of the SEPPs / SILEP amendments investigated is provided in Attachment 04: Mapping – D.Post Exhibition (SEPPs / SILEP).

The table below (Table 40) identifies the amendments to the existing GLEP 2014 and WLEP 2013 map layers as a result of the exhibition of CCLEP, required after consideration of submissions.

Table 40: Explanation of Mapping Amendments (Post Exhibition)




Mapping		
Category	Justification	Action/ Recommendation
Acid Sulfate Soils (ASS)		
Deferred Matters	<p>The exhibited map proposed the extension of this map to all Deferred Matters (DM) lands, as the proposal at this time included the incorporation of all DM land into the CCLEP. Since exhibition, a decision has been made to continue to identify this land as “Deferred Matter”. This is with the exception of those Council-owned DM lands that will be incorporated into the CCLEP.</p> <p>Consequently, this map is proposed to be amended, to remove the DM land from this map.</p>	<p>This map has been amended to remove the DM lands, with the exception of the Council owned DM lands which will form part of the CCLEP. The remainder of the DM lands will be excluded from the application of this map.</p>
Additional Permitted Uses (APU)		
Council Resolution	<p><i>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>A review of the zone history, and relevant strategies 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. 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.</p>	<p>Amend the Additional Permitted Use Map to include “945 Old Pacific Hwy and 66 Myoora Rd, Somersby”.</p>
Dwelling Opportunity (New Map)		
Deferred Matters	<p>This map will enable the retention of dwelling rights on certain land (See Table 39). Retain dwelling entitlement on E2 land where they exist under GLEP 2014.</p>	<p>This new map will be retained but is proposed to be amended. Adopt as per staff recommendation of 14 December 2020. Amend the Dwelling Opportunity Map to only include land zoned E2 Environmental Conservation under GLEP 2014 immediately prior to the commencement of the CCLEP. Note this excludes the Council-owned land that will be zoned E2 under the CCLEP.</p>
Height of Buildings (HOB)		

Mapping		
Category	Justification	Action/ Recommendation
Council Resolution	<p>WLEP 2013 does not specify a building height for land zoned R2 Low Density Residential unless it forms part of a Strategy Area (e.g. The Entrance).</p> <p>GLEP 2014 establishes a maximum building height of 8.5m for all land zoned R2 Low Density Residential. Through the objectives and within the clause, development can have higher building heights in certain locations (height bonuses). 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. 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.</p>	Amend the Height of Building Map to retain the height limit applied by GLEP 2014 for land zoned R2 Low Density Residential.
Heritage (HER)		
Council Resolution	<p>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.</p> <p>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.</p>	<p>Considered in the main body of the 14 December 2020 Report – see Item 15 under response to public submissions.</p> <p>Amend the Heritage Map to include Lot 1 DP 716236 Central Coast Hwy, West Gosford in Item 173 "Kendalls Glen" reserve, rock and memorial.</p>
Council Resolution	The State Heritage listing of the <i>Calga Aboriginal Cultural Landscape</i> has required inclusion in CCLEP.	Added as a result of Agency consultation during exhibition of the proposal. 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.

Mapping																																								
Category	Justification			Action/ Recommendation																																				
Deferred Matters	There are five items of heritage significance included in either GPSO or IDO 122 that were mapped as local heritage items and included in Schedule 5 of CCLEP. Since exhibition, a decision has been made to continue to identify this land as "Deferred Matter".			The heritage mapping will require the removal of these five heritage items.																																				
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Key Sites (KYS)																																								
Council Resolution	The clause relating to Key Sites (WLEP 2013 Clause 7.11) was not intended to extend beyond five years from the making of WLEP 2013. As such, this clause does not apply to development applications lodged after 23 December 2018. This approach is consistent with the current provision under WLEP 2013. As sufficient time has passed since this date to ensure no DA's or PP's have been lodged under the provisions of this clause, the clause has been removed from the CCLEP.			Remove the KYS maps. Ecologically Significant & Aboriginal Heritage Lands and Somersby Business Park – subject to Clause 7.16, will need to be retained under either a new standalone or combined map.																																				
Land Application (LAP)																																								
Deferred Matters	<p>The exhibited LAP map proposed the extension of this map to all Deferred Matters (DM) lands, as the proposal at this time included the incorporation of all DM land into the CCLEP. i.e. The LAP map as exhibited, included all land within Central Coast LGA except for the land excluded by State Environmental Planning Policy (Gosford) 2018.</p> <p>Since exhibition, a decision has been made to continue to identify this land as "Deferred Matter". This is with the exception of those Council-owned DM lands that will be incorporated into the CCLEP.</p>			This map has been amended to remove the DM lands, with the exception of the Council owned DM lands which will form part of the CCLEP. The remainder of the DM lands will be excluded from the application of this map, as well as land subject to State Environmental Planning Policy (Gosford) 2018.																																				
Land Reservation Acquisition (LRA)																																								
Concurrent Planning Proposals	It was originally identified that this Planning Proposal would remove that land zoned SP2 within the <i>Narara Road Corridor</i> identified within the correspondence from the Roads and			The Narara Road Corridor was retained as part of the LRA map																																				

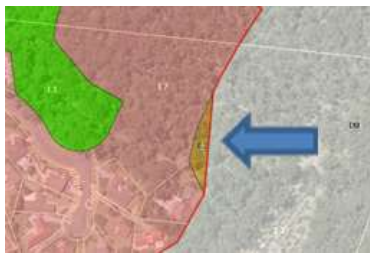
Mapping		
Category	Justification	Action/ Recommendation
	Maritime Service (RMS) attached to this proposal. The RMS has reconsidered their position in relation to this road corridor and has advised that the removal of these properties from the LRA map is no longer required. Further investigations will be undertaken by the RMS to determine future road corridors in this area.	and renamed as "Classified Road" instead of "Local Road".
Land Zone (LZN)		
Deferred Matters	<p>The CCLEP sought to incorporate all DM land and requires a zoning consistent with the Standard Instrument Local Environmental Plan (SILEP).</p> <p>All DM land has been deferred again, exclusive of the Council owned DM lands which will form part of the CCLEP. The remainder of the DM lands will be excluded from the application of this map, as well as land subject to State Environmental Planning Policy (Gosford) 2018.</p>	<p>Land zoned under the Interim Development Order No. 122 (IDO 122) and/or Gosford Planning Scheme Ordinance (GPSO) which is outside of the current COSS will maintain its current land use zoning provisions and be removed from CCLEP mapping.</p> <p>The LZN map will require amendment to continue to identify the DM land as 'Deferred Matter' (DM) as currently identified under the GLEP 2014.</p> <p><u>Except for:</u> All land identified as COSS (owned by Council) and a small number of other Council properties which are used for a variety of purposes is proposed to be zoned predominantly to E2 Environmental Conservation zone. For a full list of sites and proposed zoning, refer to Attachment 04: Mapping – B.Post Exhibition (Deferred Matters).</p> <p><u>Note:</u> 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 under GLEP 2014</p>
Council resolution	<p><i>Lots 1-3 DP 1261074</i></p> <p>Misalignment of zone and minimum lot size boundary with cadastre needs to be amended to be consistent with gazette map.</p>	Councils GeoView data should be amended to reflect the gazetted WLEP 2013 LZN and LSZ Maps with Lots 1-3 DP 1261074 being fully zoned R2 and with a 450m ²


Mapping		
Category	Justification	Action/ Recommendation
		<p>minimum lot size. This will also need to be amended in the draft CCLEP mapping and dataset.</p> <p>There may be other anomalies as a result of cadastre misalignment that will need to be addressed as finalisation of the LEP progresses.</p>
Council resolution	<p><i>Lot 1 DP 394499, 37 Althorp St, East Gosford</i></p> <p>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. Considered in the main body of the 9 December Report – see Item 16 under response to public submissions. Adopt as per staff recommendation of 14 December 2020.</p>	<p>Lot 1 DP 394499 be zoned R1 General Residential.</p>
Council resolution	<p><i>Lot 27 DP 264579, 26A Strand Ave, Narara</i></p> <p>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.</p>	<p>Lot 27 DP 264579 be zoned E2 Environmental Conservation.</p>
Council resolution	<p><i>Lot 8 DP 802107, Central Coast Hwy, Kariong</i></p> <p>Crown land. Defer IDO 122 land and retain 5 Special Use zone for that portion, rezone 2a to equivalent R2 zone and 5e to E2 consistent with adjoining land</p>	<p>Zone the GPSO portion from 2(a) Residential to R2 Low Density Residential and 5E Arterial Road to E2 Environmental Management.</p>
Deferred Matters	<p><i>Roads - Anomalous zonings</i></p> <p>Some anomalous zonings were identified on land currently under GLEP 2014 - generally applying to some roads. The zoning proposed for such land was primarily based on the zone proposed for the adjoining DM land. As this land no longer forms part of the CCLEP, the zoning amendments cannot be made until such time as the Environmental Lands Review is undertaken.</p>	<p>The current zoning/lot size of the following land (under GLEP 2014) is required to retained</p>

Mapping					
Category	Justification			Action/ Recommendation	
	Map Layer	Property Description	Existing Zone under GLEP 2014	Proposed Zone	Post-Exhibition / Retained Zone
	LZN, LSZ	Land adjacent to 42 Port Jackson Rd, Terrigal	E2 	E3	E2
	LZN, LSZ	Land adjacent to Lot 2 DP 156992	E3 	E4	E3
	LZN, LSZ	Adjacent to Lot 14 DP 1008997 Tumbi Umbi	E3 	E4	E3
Deferred Matters	<p><i>Roads – Anomalous zonings</i></p> <p>GLEP 2014 includes a number of road reserves zoned RE1 (as shown in the map below) that requires amendment to be consistent with the proposed adjoining zones. This occurred as a result of land being deferred from the GLEP 2014 and slithers being zoned RE1 at this time.</p>			<p>The current zoning/lot size of the following land (under GLEP 2014) is required to retained.</p>	

Mapping			
Category	Justification	Action/ Recommendation	
	The zoning proposed for such land was primarily based on the zone proposed for the adjoining DM land. As this land no longer forms part of the CCLEP, the zoning amendments cannot be made until such time as the Environmental Lands Review is undertaken. The zoning of these roads needs to revert to the RE1 zone.		
Map Layer	Description	Proposed Zone	Post-Exhibition / Retained Zone
LZN and LSZ	Unformed Road passing through Lot 2 DP1069735 and part of Siletta Road Bush Reserve R0218 - NIAGARA PARK	E2	RE1
LZN and LSZ	Unformed Road passing through Lot 102 DP632312, Lot 75 DP262471, Lot 6 DP261504, Lot 54 DP711973 and part of Barduck Road Reserve R0044 - WYOMING	E2	RE1
LZN and LSZ	Formed Road passing through Lot 77 DP262471 - WYOMING	R2	RE1
LZN and LSZ	Formed Road passing through Lot 1000 DP505619 - WYOMING	R2	RE1
LZN and LSZ	Unformed Road passing through Lot 279 DP755227, Lot 1 DP740342 and between Ferntree Close Reserve R0075 and Rumbalara Reserve R0073 - WYOMING	E2/E3	RE1
LZN and LSZ	Unformed Road passing through Lot 223 DP755227, Lot 233-237 DP755227, Lot 295 DP755227, Lots 2-3 DP601974, Lot 32 DP731198, Lot 51 DP661792 and is part of Rumbalara Reserve R0073 - NORTH GOSFORD	E2	RE1
LZN and LSZ	Formed Road - NORTH GOSFORD	E2	RE1
LZN and LSZ	Formed Road passing through Lot 297 DP755227, Lot 4-6 DP263797, Lot 4-7 DP250362 and is part of Rumbalara Reserve R0073 - NORTH GOSFORD	E2	RE1
LZN and LSZ	Part of Rumbalara Reserve R0073, Lot 26 DP262510 - NORTH GOSFORD	E2	RE1
LZN and LSZ	Unformed Road adjacent to Lot 1 DP555943 and Rumbalara Reserve R0073 - NORTH GOSFORD	E2	RE1
LZN and LSZ	Unformed Road passing through Lot 7028 DP1117481, Lot 13 DP778384, Lot 21 DP701179	E2	RE1

Mapping				
Category	Justification		Action/ Recommendation	
		and is part of Rumbalara Reserve R0073 - GOSFORD		
	LZN, LSZ	Formed Road passing through Lot 1 & 3 DP740342, Lot 11 DP559108, Lot 3022 DP714469 and between Katandra Reserve R0076 and Rumbalara Reserve R0073	E2	RE1
	LZN and LSZ	Formed Road passing through Lot 11 & 12 DP581556 and is part of Rumbalara Reserve R0073 - NORTH GOSFORD	E2	RE1
	LZN and LSZ	Unformed Road adjacent to Lot 7 DP 191487, Lot 6 DP177556, Lot 9 DP258026 and part of Wells/Morella Close Reserve R0096 – SPRINGFIELD	E2	RE1
	LZN and LSZ	Unformed Road adjacent to Lots 1 & 2 Sec 4 DP977284 and part of Barinya Lane Bushland Reserve R0179 – SPRINGFIELD	E2	RE1
	LZN and LSZ	Unformed Road and creek-line adjacent to Lot 1 DP200263, Lot 5 DP1026458 and part of Kenmare Road Reserve R0101 - GREEN POINT	E2	RE1
	LZN and LSZ	Unformed Road passing through DP755234 and is part of Kincumba Mountain Reserve R0105 – PICKETTS VALLEY	E2	RE1
	LZN and LSZ	Unformed Road passing through Lot 1 & 2 DP701861 and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2	RE1
	LZN and LSZ	Formed and unformed Road passing through numerous lots and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2	RE1
	LZN and LSZ	Unformed Road passing through Lot 66 DP570378, Lot 7 DP609541, Lot 62 DP664557, Lot 64 DP939907 and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2	RE1
	LZN and LSZ	Unformed Road passing through Lot 1-2 DP623419 and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2	RE1
	LZN and LSZ	Unformed Road passing through numerous lots and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2	RE1
	LZN and LSZ	Formed and unformed Road passing between Cullens Road Bushland Reserve R0243 and The Scenic Road Bushland Reserve R0152 – KINCUMBER	E2	RE1

Mapping				
Category	Justification		Action/ Recommendation	
	LZN and LSZ	Formed and unformed Road passing through Lot 4910 DP838273 and between Putty Beach Reserve R0214 and Killcare/Putty Beach Reserve R3008 – KILLCARE	E2	RE1
	LZN and LSZ	Formed Road adjacent to The Ridgeway Reserve R0049 and Triple Springs Bush Reserve R0259 - MATCHAM	E2	RE1
	LZN and LSZ	Formed Road adjacent to The Ridgeway Reserve R0049 - MATCHAM	E2	RE1
	LZN and LSZ	Formed Road adjacent to Awabakil Road Bush Reserve R0253 - HOLGATE	E2	RE1
	LZN and LSZ	Formed Road adjacent to Ridgeway/Awabakil Bush Reserve R0206 - HOLGATE	E2	RE1
	LZN and LSZ	Unformed Road adjacent to Cutrock Road Reserve R0046 - LISAROW	E2	RE1
	LZN and LSZ	3 Lots in Rumbalara (2 water tanks, 1 telecom tower) Lot 2 DP620402, Lot 440 DP720717 & Lot 1 DP620402 - GOSFORD	E2	RE1
	LZN and LSZ	Formed road through Lot 3 DP863379 – DALEYS POINT	E2	RE1
Deferred Matters	<p><i>Other minor anomalies</i></p> <p>Small portions of land are zoned under the GLEP 2014, inconsistently with the surrounding land. It was proposed to adjust these zones so that they would be consistent with the adjoining land.</p> <p>The zoning proposed for assignment to such land was primarily based on the zone proposed for the adjoining DM land. As this land no longer forms part of the CCLEP, the zoning amendments cannot be made until such time as the Environmental Lands Review is undertaken.</p>		<p>The current zoning/lot size of the following land (under GLEP 2014) is required to be retained.</p>	
	Map Layer Affected	Property Description	Existing GLEP	Exhibited Zone
LZN, LSZ	Lot 20 DP732601	E2/DM 	E3	E2/DM

Mapping					
Category	Justification			Action/ Recommendation	
	LZN, LSZ	Lot 16 DP2180	E2 	E3	E2
Lot Size (LSZ)					
Council resolution	<ul style="list-style-type: none"> Alignment of the provisions of <i>GLEP 2014</i> and <i>WLEP 2013</i> requires the adoption of standard minimum lot size provisions within the R2 Low Density Residential zone, E3 Environmental Management zones and E4 Environmental Living Zones. The <i>WLEP 2013</i> provisions are proposed to be adopted for the E3 Environmental Management and E4 Environmental Living Zones. The <i>WLEP 2013</i> provision is proposed to be adopted for the R2 Low Density Residential zone (i.e. 450m²), with the exception of the following: <ul style="list-style-type: none"> Land with a greater minimum lot size, i.e. 1850m² is excluded from this amendment, as this lot size reflects the constrained nature of those lands. Lands currently zoned R2 AND with a 550m² minimum lot size in the former Gosford LGA will retain the 550m² minimum lot size. The minimum lot size of land zoned R2 subject to <i>GLEP 2014</i> was a common matter identified by submissions. 			The LSZ map requires amendment to allocate a minimum lot size of 550m ² to all land within the former Gosford LGA that is currently zoned R2 Low Density Residential and has a minimum lot size of 550m ² under the <i>GLEP 2014</i> . This excludes any land which has a mapped minimum lot size of 1850m ² .	
Deferred Matters	<ul style="list-style-type: none"> The CCLEP sought to incorporate all DM land and requires a lot size consistent with the <i>Standard Instrument Local Environmental Plan (SILEP)</i>. All DM land has been deferred again, exclusive of that land nominated in Attachment 04: Mapping – B.Post Exhibition (Deferred Matters). 			The LSZ map will require amendment to exclude all land nominated as DM land under <i>GLEP 2014</i> , exclusive of that land nominated in Attachment 04: Mapping – B.Post Exhibition (Deferred Matters), and any other site-specific amendments required by Council resolution as documented.	
Multiple Map Layers					
Adopted Planning Proposals	The draft CCLEP instrument and associated mapping has been amended following public exhibition and as contemplated by the <i>Environmental Planning and Assessment</i>			Amend relevant map layers. Further information provided at Attachment 04: Mapping – C.Post	

Mapping		
Category	Justification	Action/ Recommendation
	<p>Act 1979, CCLEP, if made, incorporates the following recent amendments to <i>WLEP 2013</i>, <i>GLEP 2014</i>, <i>IDO 122</i> and the <i>GPSO</i> (each an existing planning instrument), made prior to the making of CCLEP:</p> <ul style="list-style-type: none"> • Gosford Local Environmental Plan 2014 (Amendment No 36) – Heritage. https://www.planningportal.nsw.gov.au/ppr/lep-decision/include-local-heritage-items-gosford-lep-2014-and-gosford-ido-no-122 • Gosford Local Environmental Plan 2014 (Amendment No 37) – 65, 77 & 111 Beaufort Rd, Terrigal - Lot 5 DP207799 & Lots 1022 & 1023 DP 1054632. https://www.planningportal.nsw.gov.au/ppr/lep-decision/planning-proposal-amend-gosford-lep-2014-rezone-land-65-77-111-beaufort-Rd • Wyong Local Environmental Plan 2013 (Amendment No 28) – Miscellaneous Amendment 2 – Correction of errors and anomalies and clarification of certain development provisions within clauses. https://www.planningportal.nsw.gov.au/ppr/lep-decision/wyong-lga-miscellaneous-amendment-2 • Wyong Local Environmental Plan 2013 (Amendment No 34) – Rezoning from RU6 to R2 and E2/E3 of various properties bounded by Johns Rd, Jensen Rd and Pollock Ave, Wadalba known as East Wadalba Land Release (Precincts 2A, 2B and 3B) https://www.planningportal.nsw.gov.au/ppr/lep-decision/east-wadalba-land-release-precincts-2a-2b-and-3b • Wyong Local Environmental Plan 2013 (Amendment No 36) and Gosford Local Environmental Plan 2014 (Amendment No 38) – Miscellaneous Amendments: https://www.planningportal.nsw.gov.au/ppr/lep-decision/miscellaneous-housekeeping-amendments-wyong-lep-2013-and-gosford-lep-2014 • Wyong Local Environmental Plan 2013 (Amendment No 37) – Rezoning from RE1, IN2 and E2 to B2, R2 and R1 of various properties bounded by Parraweena Rd and Summerland Rd, Gwandalan https://www.planningportal.nsw.gov.au/ppr/lep-decision/gwandalan-parraweena-Rd • Wyong Local Environmental Plan 2013 (Amendment No 38) – Miscellaneous Amendments (Minor mapping amendments). 	Exhibition (Adopted Planning Proposals).

Mapping		
Category	Justification	Action/ Recommendation
	<p>https://legislation.nsw.gov.au/view/pdf/asmade/epi-2021-57</p> <ul style="list-style-type: none"> Wyong Local Environmental Plan 2013 (Amendment No 39) - 380 Motorway Link, Wallarah (Lots 1–3, DP 1156997) – Rezoning for employment lands and environmental conservation. <p>https://www.planningportal.nsw.gov.au/ppr/lep-decision/wallahah-380-motorway-link-lot-1-2-and-3-dp-1156997-rezoning-employment-lands-and</p>	

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or report?

The Planning Proposal has been initiated as a result of an amalgamation between the former Wyong Shire Council and Gosford City Council on 12 May 2016.

The Department of Planning, Industry and Environment's (DPIE) '*Guidance for merged Councils on Planning Functions*' provides guidance to maintain efficient land use planning functions and recommends the harmonisation of local planning controls.

The creation of a new *Central Coast Local Environmental Plan (CCLEP)* will be achieved via a two-step process. The first step is a Consolidated CCLEP that will consolidate, simplify and align where possible the controls within the *Wyong Local Environmental Plan (WLEP 2013)*, *Gosford Local Environmental Plan 2014 (GLEP 2014)*, and *Interim Development Order No 146 (IDO 146)* into a single environmental planning instrument (EPI). *Interim Development Order No 122 (IDO 122)*, and *Gosford Planning Scheme Ordinance (GPSO)* will be retained until such time that the Deferred Matters land zoning issues are resolved.

Council is actively developing an approach and methodology to firstly address and resolve the Deferred Matters land, and secondly, apply the same approach and methodology to the remaining environmental lands of the LGA. Both will require future amendments to the CCLEP.

Landowners will be further consulted prior to any land use zoning change being made to their land.

a)

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

All the matters covered by the Planning Proposal relate to achieving a single environmental planning instrument (EPI) and as such are statutory issues under Part 3 of the *Environmental Planning and Assessment (EP&A) Act, 1979*.

In this regard, the Planning Proposal is the only mechanism for achieving the intended outcomes.

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Central Coast Regional Plan (2036)

An assessment of the proposal against the goals, directions and actions of the *Central Coast Regional Plan (CCRP) 2036* has been undertaken as detailed within the attachments. The assessment undertaken demonstrates 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 predominantly consistent.

The consolidation of land use planning controls will result in a broader range of land use permissibility within the majority of zones. 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.

North Wyong Shire Structure Plan

The *North Wyong Shire Structure Plan (NWSSP)* identifies where and when development is planned to occur and ensures sufficient land exists to meet regional housing and employment targets. It reinforces the *Central Coast Regional Plan (CCRP) 2036*.

Rezoning of land within the NWSSP area is not proposed as part of the Consolidated Central Coast Local Environmental Plan (CCLEP).

Central Coast Community Strategic Plan – One Central Coast

The Central Coast Community Strategic Plan (CSP) "*One – Central Coast*" 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.

An assessment of the Planning Proposal against the themes and objectives of the CSP has been undertaken, as attached to this proposal. The Planning Proposal supports the themes of the CSP.

4. Is the Planning Proposal consistent with the local Council's local strategy or other local strategic plan?

Central Coast Council Local Strategic Planning Statement

The delivery of the consolidated LEP and DCP is the first step to delivering a harmonised suite of planning controls and development standards across the Central Coast LGA, as demonstrated by figure 3 below.

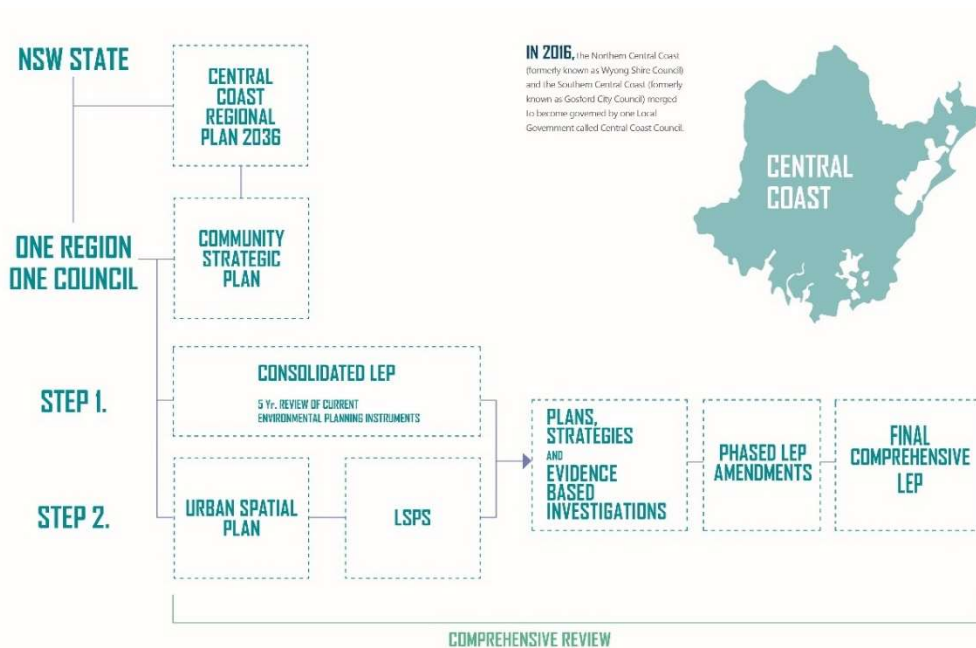


Figure 4: Hierarchy of strategic planning functions

The LSPS establishes a land use vision to guide the future growth and development of the Central Coast to 2036 and beyond. The LSPS identifies gaps within the current suite of planning strategies and proposes a number of implementation actions. These actions require a number of projects to be completed, including audits of land uses and land practices and development of issue and area specific strategies to fill these gaps. The analysis and resultant strategies will enable a strategic response and approach to land use across the Central Coast.

The Central Coast Council Local Strategic Planning Statement (LSPS) was adopted by Council on 29 June 2020.

The planning proposal is consistent with the Central Coast LSPS.

Wyong Settlement Strategy 2013

Wyong Shire Council's Settlement Strategy (WSSS) was exhibited with draft *Wyong Local Environmental Plan 2013 (WLEP 2013)* and came into force with the adoption of *WLEP 2013* in December 2013.

The WSSS examines population growth and demographic change over the next 25 years and plans for employment opportunities, needed infrastructure and utilities, transport improvements and future land use.

The WSSS includes several considerations and objectives that are relevant to this proposal including:

- Protect and reinforce the existing hierarchy of commercial and retail centres
- Higher density residential development to be located around the commercial core of Centres
- Increase the provision of locally based jobs

It is considered that this proposal meets the above objectives.

Draft Gosford Land Use Strategy 2031, Draft Gosford Centres Strategy 2008 and Draft Gosford Residential Strategy 2008

The *Draft Gosford Land Use Strategy 2031* was informed by the *Draft Gosford Centres Strategy 2008* and *Draft Gosford Residential Strategy 2008* and utilised as a strategic plan to provide the foundation for the preparation and implementation of *Gosford Local Environmental Plan 2014 (GLEP 2014)*.

The primary aim of the *Gosford Land Use Strategy 2031* was to implement strategic land use directions from the community's Gosford Vision 2025 and statutory obligations such as the (then) Central Coast Regional Strategy 2031.

The provisions of these draft plans remain relevant and applicable for those aspects of *GLEP 2014* that are proposed to be incorporated within the Consolidated Central Coast Local Environmental Plan (CCLEP).

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The proposal has been considered against relevant State Environmental Planning Policies (SEPP) and State Regional Planning Policies (SREP) as contained within the Attachments (Attachment 01: Assessment and Endorsement) to this proposal. The following policies have been considered:

- SEPP 19 – Bushland in Urban Areas
- SEPP 21 – Caravan Parks
- SEPP 36 – Manufactured Home Estates
- SEPP 55 – Remediation of Land
- SEPP 65 – Design Quality of Residential Apartment Development
- SEPP (Aboriginal Land) 2019
- SEPP (Activation Precincts) 2020
- SEPP (Affordable Rental Housing) 2009
- SEPP (Coastal Management) 2018
- SEPP (Educational Establishments and Childcare Facilities) 2017
- SEPP (Gosford City Centre) 2018
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Koala Habitat Protection) 2021
- SEPP (Mining, Petroleum & Extractive Industries) 2007
- SEPP (Primary Production and Rural Development) 2019
- SEPP (State and Regional Development) 2011
- SEPP (State Significant Precincts) 2005
- SEPP (Vegetation in Non-Rural Areas) 2017
- SREP 8 – Central Coast Plateau Areas
- SREP 9 – Extractive Industry
- SREP 20 – Hawkesbury-Nepean River

The proposal is consistent with the relevant provisions.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The proposal has been considered against the relevant Ministerial Section 9.1 Directions as summarised below. The full assessment of these Directions is contained within the attachments (Attachment 01: Assessment and Endorsement) to this proposal.

Table 41: S.9.1 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	Y	Y
1.2	Rural Zones	Y	Y
1.3	Mining, Petroleum Production and Extractive Industries	Y	Y
1.4	Oyster Aquaculture	Y	Y
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Y	N*
2.2	Coastal Management	Y	Y
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	Y	Y
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
2.6	Remediation of Contaminated Lands	Y	Y
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	N*
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Regulated Airports and Defence Airfields	Y	Y
3.6	Shooting Ranges	Y	Y
3.7	Reduction in non-hosted short-term rental accommodation period	N	N/A

No.	Direction	Applicable	Consistent
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	Y	Y
4.3	Flood Prone Land	Y	Y
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	Y
5.11	Development of Aboriginal Land Council land	Y	Y
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	N	N/A
Metropolitan Planning			
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Plan	N	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A

No.	Direction	Applicable	Consistent
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	N	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Principles	N	N/A
7.11	Implementation of St Leonards and Crows Nest 2036 Plan	N	N/A
7.12	Implementation of Greater Macarthur 2040	N	N/A
7.13	Implementation of the Pyrmont Peninsula Place Strategy	N	N/A

N*: The inconsistency is considered to be of minor significance

Section C – Environmental, Social and Economic Impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal provides an opportunity to consolidate three separate planning controls: the *Wyong Local Environmental Plan 2013 (WLEP 2013)*, *Gosford Local Environmental Plan 2014 (GLEP 2014)*, and *Interim Development Order Number – 146 (IDO 146)*. Land subject to *Interim Development Order No. 122 (IDO 122)* and *Gosford Planning Scheme Ordinance (GPSO)* will continue to be identified as “Deferred Matters” (DM).

Zonings applicable under *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)* are not proposed to be altered through the Consolidated Central Coast Local Environmental Plan (CCLEP) unless there has been a minor anomaly as noted in Attachment 04: Mapping.

In order to preserve the integrity of the E2 Environmental Conservation zone as it applies within the former Wyong Local Government Area (LGA), the permissibility of land uses within this zone within the CCLEP will remain relatively restrictive. Until such time as an LGA-wide Environmental Lands Review is completed, dwelling houses, bed and breakfast accommodation and home occupations are proposed to be permissible with consent in the E2 zone within the former Gosford LGA, where a dwelling entitlement exists prior to the making of the CCLEP. This is reflected in a proposed local provision and new map. A notation relating to this clause is proposed to be included on the relevant Section 10.7 Certificates.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Bushfire

Much of the Central Coast LGA is categorised as being bushfire prone vegetation or located within bushfire buffer areas. The Consolidated CCLEP proposes to retain *Clause 5.11 Bushfire hazard reduction* as contained within GLEP 2014 and WLEP 2013.

Natural Resources

The Central Coast LGA has a vastness of natural resources. The plateaus and valleys west of the M1 Pacific Motorway comprise high quality agricultural soils, as well as being the source of the drinking water supply for the entire Central Coast and supplementary water supply for the Hunter Valley. The same area also contains mineral and extractive resources in the form of sand, sandstone, coal and coal seam gas, as well as in some instances being utilised for State Forestry operation. Areas within the north of the LGA also contain important gravel, clay and coal resources.

The majority of land within these localities has been zoned during the preparation of GLEP 2014 and WLEP 2013. These zonings, predominantly being the rural, environmental and infrastructure zones are not proposed to be altered through the implementation of the consolidated CCLEP.

The provisions of SREP 8 – Central Coast Plateau Areas and SREP 9 – Extractive Industry prevail in the event of any inconsistency in land use permissibility within their area of affectation. Therefore, the ability for future resource extraction, where covered by the SREPs, is not affected by the zoning proposed by this Planning Proposal.

Aboriginal and European Cultural Heritage Items

The consolidated CCLEP does not seek to rezone any land, therefore impacts on existing items of heritage significance are considered minimal.

The CCLEP seeks to retain all heritage items listed within GLEP 2014 and WLEP 2013, unless specified in Part 2 of this Proposal. The itemisation or listing number of the respective heritage items within both existing instruments may require amendment to reflect current mapping standards and/or requirements of the Department of Planning, Industry and Environment (DPIE).

The provisions in relation to management and development of heritage items as provided within *Clause 5.10 Heritage conservation* of both GLEP 2014 and WLEP 2013 are proposed to be retained and transferred into the consolidated CCLEP.

Contaminated Land and Acid Sulfate Soils

Generally, the CCLEP will not rezone land. *Clause 7.1 Acid Sulfate Soils* as contained within both GLEP 2014 and WLEP 2013 is proposed to be retained within the CCLEP, as is the associated map layer. For more information, see Attachment 01(C)(vii): Assessment under Contaminated Land Planning Guidelines.

Flooding and Drainage

The Central Coast LGA has an extensive network of waterways, lakes and coastal systems, which contribute to the natural character of the locality. These systems also present risks through flooding. The CCLEP seeks to preserve the integrity of these systems and protect existing and future development from flooding risks associated with these systems.

The CCLEP seeks to retain provisions of GLEP 2014 and WLEP 2013 in relation to Flood Planning, including retention of *Clause 7.2 Flood Planning*.

The provisions of *Clause 7.3 Floodplain risk management* are also proposed to be retained, subject to minor modification as detailed in Part 2 of this Proposal. It is noted that as part of the planning reforms currently being undertaken by DPIE, Standard Instrument Clauses 7.2 and 7.3 will change during 2021 and will result in alteration to Central Coast LEP.

Mine Subsidence

Much of the northern area of the Central Coast LGA is located within the gazetted Mandalong, Hue Hue, Wyong, and Swansea and The Entrance Mine Subsidence Districts. Land use zonings within these localities are not proposed to alter through the implementation of the consolidated CCLEP.

Some minor amendments are proposed to the land use tables applicable to the zones within these areas, however these amendments are considered to be compatible with the existing zone objectives. Further, any development for the purposes enabled through the additional land uses would be required to obtain development consent. Referrals under the provisions relating to integrated development would apply in such instances, and further consultation would be required with Subsidence Advisory NSW.

9. *Has the Planning Proposal adequately addressed any social and economic impacts?*

Social Issues

The Planning Proposal provides an opportunity to consolidate three current local planning instruments applicable within the Central Coast LGA. This will help to provide greater certainty to landowners, resolve any errors and align controls and land uses where possible.

The intention is to retain the development right of landowners where there is currently a dwelling right and the use is considered appropriate.

Economic Impacts

The CCLEP encompasses land, which is zoned for development purposes, including business, industrial and residential zones.

The CCLEP will align the objectives and land use permissibility between GLEP 2014 and WLEP 2013 across all zones. This will create a harmonised planning framework across the Central Coast, promoting greater certainty for new development.

The CCLEP will permit dual occupancy development and subdivision within the R2 Low Density Residential Zone – previously prohibited within the former Gosford Local Government Area (LGA). This will potentially improve the ability for additional infill housing development.

The CCLEP does not seek to alter the zoning or minimum lot sizes of land which is currently zoned for primary production, rural landscape or rural village purposes. The retention of these standards is considered essential to provide certainty for agricultural land uses which contribute significantly to the economy of the Central Coast. A number of additional permissible uses are proposed for inclusion, however. These are considered to be ancillary or complementary to the objectives of these zones.

Further structure planning, (in addition to that already completed for the northern and southern growth corridors) and the preparation of a Comprehensive CCLEP will further enhance development and economic opportunities on the Central Coast.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

The Consolidated Central Coast Local Environmental Plan (CCLEP) is primarily a consolidation of the existing provisions of *Gosford Local Environmental Plan 2014* (GLEP 2014) and *Wyang Local Environmental Plan 2013* (WLEP 2013). The implementation of the Consolidated CCLEP is not expected to alter the infrastructure requirements for the Central Coast.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation with relevant state government agencies and stakeholder groups as required by the Gateway Determination has been ongoing since December 2017 until May 2018.

Those agencies consulted, and the trigger or reason for their consultation is listed in the table below. The table also identifies whether the agency objected to the progression of the planning proposal or provided further matters to be considered within the proposal.

A summary of the matters raised and Council's full response, is provided within the Supporting Documentation: Part 3 – Community Consultation.

Table 42: Agency Consultation

Agency	Consultation Trigger/Reason	Response
Commonwealth Department of Environment Now known as Department of Environment and Energy.	* <i>Environmental Protection (Biodiversity Conservation), Act, 1999</i>	No response
Civil Aviation Safety Authority	* Section 9.1 Direction 3.5 Development near Licenced Aerodromes (note: Central Coast Airport is not a licenced aerodrome) * Gateway Condition	No objection
Darkinjung Local Aboriginal Land Council	* Section 9.1 Direction 2.3 Heritage Conservation * Environmental and Urban Edge Zone Review * Gateway Condition	Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)
Department of Industry (Lands & Water - Crown Lands), Now known as Department of Planning Industry and Environment, Housing and Property, Lands	* Environmental and Urban Edge Zone Review	Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)
Department of Industry (Water) Now part of Department of Planning Industry and Environment, Water	* Environmental and Urban Edge Zone Review	No objection

Agency	Consultation Trigger/Reason	Response
<p>Department of Planning and Environment Now Department of Planning, Industry and Environment</p>	<ul style="list-style-type: none"> * Section 9.1 Direction 4.1 Acid Sulfate Soils * Section 9.1 Direction 5.10 Implementation of Regional Plans * Section 9.1 Direction 6.2 Reserving Land for Public Purposes * Environmental and Urban Edge Zone Review 	<p>No objection</p>
<p>Department of Primary Industries (Agriculture) Now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Primary Industries (Agriculture)</p>	<ul style="list-style-type: none"> * Section 9.1 Direction 1.2 Rural Zones * SREP 8 – Central Coast Plateau Areas * Environmental and Urban Edge Zone Review * Gateway Condition 	<p>Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)</p>
<p>Department of Primary Industries (Fisheries) Now part of Department of Planning Industry and Environment, Regions, Industry and Resources, Primary Industries (Fisheries)</p>	<ul style="list-style-type: none"> * Section 9.1 Direction 1.4 Oyster Aquaculture * SEPP 62 – Sustainable Aquaculture * SREP 20 – Hawkesbury-Nepean River * Environmental and Urban Edge Zone Review 	<p>Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)</p>
<p>Forestry Corporation of NSW Now part of Department of Primary Industries (Forestry)</p>	<ul style="list-style-type: none"> * Environmental and Urban Edge Zone Review 	<p>Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)</p>
<p>Guringai Tribal Link Aboriginal Land Council</p>	<ul style="list-style-type: none"> * Section 9.1 Direction 2.3 Heritage Conservation * Environmental and Urban Edge Zone Review * Gateway Condition 	<p>No response</p>
<p>Local Land Services</p>	<ul style="list-style-type: none"> * Environmental and Urban Edge Zone Review 	<p>No response</p>
<p>National Parks and Wildlife Services Now part of Department of Planning Industry and Environment - Environment, Energy & Science Group - National Parks and Wildlife Services)</p>	<ul style="list-style-type: none"> * Section 9.1 Direction 2.2 Coastal Protection * Environmental and Urban Edge Zone Review 	<p>Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)</p>

Agency	Consultation Trigger/Reason	Response
Office of Environment & Heritage (OEH) Now part of Department of Planning Industry and Environment - Environment, Energy & Science Group	<ul style="list-style-type: none"> * Section 9.1 Direction 2.1 Environment Protection Zones * Section 9.1 Direction 2.2 Coastal Protection * Section 9.1 Direction 4.3. Flood Prone Land * Environmental and Urban Edge Zone Review * Gateway Condition 	Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)
Office of Environment & Heritage (OEH - Heritage), Now Department of Premier and Cabinet – Heritage NSW	<ul style="list-style-type: none"> * Section 9.1 Direction 2.3 Heritage Conservation 	No objection
Resources and Geosciences Now part of Department of Planning Industry and Environment – Mining, Exploration and Geoscience	<ul style="list-style-type: none"> * Section 9.1 Directions 1.3 Mining, Petroleum Production and Extractive Industries * Gateway Condition 	Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)
Roads and Maritime Services Now part of Transport for NSW Roads and Maritime Services	<ul style="list-style-type: none"> * Environmental and Urban Edge Zone Review * Land Reservation Acquisition Mapping amendments * Gateway Condition 	Additional recommendations provided (refer to Supporting Documentation: Part 3 – Community Consultation)
Rural Fire Service	<ul style="list-style-type: none"> * Section 9.1 Direction 4.4 Planning for Bushfire Protection * Gateway Condition 	No objection
Subsidence Advisory NSW	<ul style="list-style-type: none"> * Section 9.1 Directions 1.3 Mining, Petroleum Production and Extractive Industries * Section 9.1 Direction 4.2 Mine Subsidence & Unstable Land * Gateway Condition 	No objection
Transport for NSW	<ul style="list-style-type: none"> * Section 9.1 Direction 3.4 Integrating Land Use and Transport * Gateway Condition 	No objection

* NOTE: Section 3.25 of the EP&A Act requires the RPA to consult with the Director-General (Secretary) of the Department of Environment, Climate Change and Water (OEH) if, in the opinion of the RPA, critical habitat or threatened species, populations or ecological communities, or their habitats may be adversely affected by the proposed instrument.

- The consultation is to commence after a Gateway Determination is issued unless the Regulations specify otherwise.
- The period for consultation is 21 days unless agreed differently between the RPA & the DG or by the Regulations.

Part 4 Mapping

The Department of Planning, Industry and Environment (DPIE) is utilising the *Consolidated Central Coast Local Environmental Plan (CCLEP)* as a pilot project for digital mapping. All mapping for this proposal will be digitally based and no portable document files (pdf) maps will be prepared.

Amendments to mapping are outlined as amendments to the map layers as opposed to utilising the map tile referencing currently utilised by *Gosford Local Environmental Plan 2014 (GLEP 2014)* and *Wyong Local Environmental Plan 2013 (WLEP 2013)*.

The maps in the following table are proposed to be retained and/or amended and have been prepared post-Gateway Determination as part of the digital mapping pilot project. It is proposed that the *GLEP 2014 CL1 'Key Sites Map, Development Incentives Application Map'* and the *WLEP 2014 KYS 'Key Sites Map'* not be carried over into the CCLEP for the reasons outlined in Part 2. Ecologically Significant & Aboriginal Heritage Lands and Somersby Business Park – subject to Clause 7.16, will need to be retained under either a new standalone or combined map. A new map is also proposed to identify land in the former Gosford LGA where a new local clause is proposed to retain dwelling entitlements on E2 land.

Table 43: Existing and Proposed Provisions

	Gosford Map Title – Existing	Wyong Map Title - Existing	Map Title – Proposed
A.	Acid Sulfate Soils Map (ASS)	Acid Sulfate Soils Map (ASS)	Acid Sulfate Soils Map (ASS)
B.	Additional Permitted Uses Map (APU)	Additional Permitted Uses Map (APU)	Additional Permitted Uses Map (APU)
C.	Manufactured Home Estate Map (CL2)	n/a	Caravan Parks and Manufactured Home Estates Map (CL2)
D.	n/a	Drinking Water Catchment Map (DWC)	Drinking Water Catchment Map (DWC)
E.	Dwelling Density Map (DWD)	n/a	Dwelling Density Map (DWD)
F.	n/a	n/a	Dwelling Opportunities Map (DWE) (New Map)
G.	Floor Space Ratio Map (FSR)	Floor Space Ratio Map (FSR)	Floor Space Ratio Map (FSR)
H.	n/a	Foreshore Building Line Map (FBL)	Foreshore Building Line Map (FBL)
I.	Height of Building Map (HOB)	Height of Building Map (HOB)	Height of Building Map (HOB)
J.	Heritage Map (HER)	Heritage Map (HER)	Heritage Map (HER)
K.	Key Site Map (CL1)	Key Site Map (KYS)	Removed. Ecologically Significant & Aboriginal Heritage Lands and Somersby Business Park – subject to Clause 7.16, will need

	Gosford Map Title – Existing	Wyong Map Title - Existing	Map Title – Proposed
			to be retained under either a standalone or combined map.
L.	Land Application Plan (LAP)	Land Application Plan (LAP)	Land Application Plan (LAP)
M.	Land Reservation Acquisition Map (LRA)	Land Reservation Acquisition Map (LRA)	Land Reservation Acquisition Map (LRA)
N.	Land Zoning Map (LZN)	Land Zoning Map (LZN)	Land Zoning Map (LZN)
O.	Lot Amalgamation Map (LAM)	Lot Amalgamation Map (LAM)	Lot Amalgamation Map (LAM)
P.	Lot Size Map (LSZ)	Lot Size Map (LSZ)	Lot Size Map (LSZ)
Q.	Urban Release Area Map (CL2)	Urban Release Area Map (URA)	Urban Release Area Map (URA)

Part 5 Community Consultation

In summary, the consultation undertaken during the initiation and progression of the project comprised the following consultation activities to date:

Table 44: Community Consultation

Quarter 1 2018 – Quarter 3 2018	Quarter 4 2018 – Quarter 1 2019	Quarter 4 2018 – Quarter 1 2019
<ul style="list-style-type: none"> - Key stakeholder workshops - State government briefings - Council staff updates on the study - Building and launch <i>Have Your Say</i> online collaboration portal - Environmental Committee input 	<ul style="list-style-type: none"> - <i>Have Your Say</i> activity - Brochure - Surveys - Interactive mapping - Q & A - Discussion Forum - One-on-one meetings and special interest groups - Council staff updates - Dedicated contact line 	<ul style="list-style-type: none"> - Formal public exhibition period calling for public submissions - <i>Have Your Say</i> activity - Interactive mapping - Discussion Forum - Special interest group sessions - Community information sessions - State Government briefings - Council staff update - Dedicated contact line

Agency consultation has been undertaken, following receipt of a Gateway Determination to proceed with the proposal.

The proposal was publicly exhibited between 6 December 2018 and 28 February 2019. Exhibition of the proposal was undertaken in accordance with the DPIE's *A Guide to Preparing Local Environmental Plans* (August 2016) and the gateway determination.

The proposal does not seek to reclassify any land. In this regard, no Public Hearings were held.

Results of Community Consultation

Extensive consultation was undertaken regarding the preparation of the draft Central Coast Local Environmental Plan (CCLEP) and Central Coast Development Control Plan (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 have been made to the CCLEP and CCDCP which are outlined below.

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. An assessment of all submissions was undertaken, and an overview is provided below. Further detail is provided in the Supporting Documentation (Part 03 – Community Consultation) to this Planning Proposal.

Table 45: Summary of responses received during exhibition

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

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

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
- * Darkinjung Local Aboriginal Land Council
- * Department of Industry (Lands & Water - 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 and Environment
Now Department of Planning, Industry and Environment
- * 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 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 Group - National Parks and Wildlife Services)
- * Office of Environment & Heritage (OEH)
Now part of Department of Planning Industry and Environment - Environment, Energy & Science Group
- * Office of Environment & Heritage (OEH - Heritage),
Now Department of Premier and Cabinet – Heritage NSW
- * Resources and Geosciences
Now part of Department of Planning Industry and Environment – Mining, Exploration and Geoscience
- * Roads and Maritime Services
Now part of Transport for NSW Roads and Maritime Services
- * Rural Fire Service
- * Subsidence Advisory NSW
- * Transport for NSW

A detailed assessment of the issues raised by agencies is attached (Part 03 – Community Consultation) 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.

It is considered that the proposal as documented within the foregoing detail, demonstrates that the issues raised have been adequately addressed.

Part 6 Project Timeline

Table 46: Key Project Timeframes

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	6 months	31 March 2017	October 2017
Anticipated timeframe for the completion of required technical information	6 weeks	October 2017	November 2017
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	2.5 months	December 2017	April 2018
Commencement and completion dates for public exhibition	Min. 28 days (10 weeks proposed)	December 2018	February 2019
Dates for public hearing (if required)	N/A	N/A	N/A
Timeframe for consideration of submissions	9 months	March 2019	December 2019
Timeframe for consideration of a proposal post exhibition	15 months	December 2019	July 2021
Date of submission to the Department to finalise LEP	2 months	July 2021 *	September 2021
Anticipated date plan is made by Minister	8 weeks	October 2021	November 2021
Anticipated date RPA will forward to the Department for notification	4 weeks	December 2021	December 2021

* Submission to DPIE has been delayed due to issues associated with the digital mapping process, as Central Coast Council is the first local government area in NSW to move to an electronic LEP mapping system.

Supporting Documentation

Table 47: Supporting Documentation

No.	Document
01 Assessment and Endorsement	
A. Council Reports and Minutes	
(i)	Council Report and Minutes – 23 November 2016
(ii)	Council Report and Minutes – 9 December 2019
(iii)	Council report and Minutes – 9 March 2020
(iv)	Council Report and Minutes – 14 December 2020
(v)	Council Report and Minutes – 9 March 2021
(vi)	Council Report and Minutes – 27 April 2021
B. Gateway Determination and Extensions	
(i)	Gateway Determination – 26 October 2017
(ii)	Gateway Extension – 29 November 2018
(iii)	Gateway Alteration – 24 October 2019
(iv)	Gateway Extension – 29 October 2019
(v)	Gateway Extension – 13 July 2020
C. Assessment and Endorsement	
(i)	Central Coast Regional Plan
(ii)	State and Sydney Region Environmental Planning Policies
(iii)	Section 9.1 Ministerial Direction
(iv)	Community Strategic Plan
(v)	Local Strategic Planning Statement
(vi)	Council Strategies
(vii)	Contamination
02 Land Use Provisions	
A. Land Use Considerations	

No.	Document
B.	Summary of Land Use Amendments
C.	Land Use Matrix Comparison Tables
03 Community Consultation	
A.	Public Submission Summary and Responses
B.	Agency Submission Summary and Responses
(i)	Civil Aviation Safety Authority
(ii)	Darkinjung Local Aboriginal Land Council
(iii)	Department of Industry (Lands & Water – Crown Lands) - 13 February 2018
(iv)	Department of Industry (Lands & Water – Crown Lands) - 24 January 2019
(v)	Department of Industry (Water)
(vi)	Department of Planning, Industry & Environment
(vii)	Department of Primary Industries (Agriculture)
(viii)	Department of Primary Industries (Fisheries)
(ix)	Forestry Corporation of NSW
(x)	National Parks and Wildlife Services
(xi)	Office of Environment and Heritage - 19 April 2018
(xii)	Office of Environment and Heritage - 20 May 2019
(xiii)	Office of Environment and Heritage (Heritage Branch)
(xiv)	Planning & Environment (Resources and Geoscience) - 12 January 2018
(xv)	Planning & Environment (Resources and Geoscience) - 21 March 2018
(xvi)	Planning & Environment (Resources and Geoscience) - 28 February 2019
(xvii)	Roads and Maritime Services - 20 February 2018
(xviii)	Roads and Maritime Services - 5 April 2018
(xix)	Roads and Maritime Services - 31 May 2018
(xx)	Roads and Maritime Services - 14 March 2019
(xxi)	Rural Fire Service
(xxii)	Subsidence Advisory NSW

No.	Document
(xxiii)	Transport for NSW - 25 January 2018
(xxiv)	Transport for NSW - 25 January 2019
04 Mapping	
A. Exhibition Version – Documented Amendments	
B. Post Exhibition – Deferred Matters	
C. Post Exhibition – Adopted Planning Proposals	
D. Post Exhibition – SEPPS and SI LEP	
05 Instrument	
A. Draft Central Coast Local Environmental Plan	