



Central Coast Council

Planning Proposal

39 Dell Road, West Gosford (Lot 6 DP 3944)

File No: PP_113_2020

July 21



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Version 1 – Pre-Gateway

Central Coast Council

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39 Lot 6 DP 3944 Dell Road, West Gosford.

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Background & Locality Context

The subject site (Figure 1) is located to the west of Nells Road, West Gosford. It is generally regular in shape with an area of 9.7 ha.

The site comprises a single parcel (Lot 6 DP 3944) and is currently vacant. The site is located at the western extremity of the West Gosford Industrial Area.

The most western portion of the land is part of the north – south escarpment, located to the west of Gosford City Centre. The escarpment is visually and environmentally significant, with large tracks of the area incorporated into the Coastal Open Space Systems (COSS). The developable portion of the site is gently sloping, with street frontage to Nells Road.



Figure 1: Aerial Photograph of site

The site comprises a split zoning of IN1 General Industrial, under the Gosford Local Environmental Plan 2014 (GLEP 2014) and 7(a) Conservation and Scenic Protection, under the Interim Development Order 122 (IDO 122) (Figure 2).

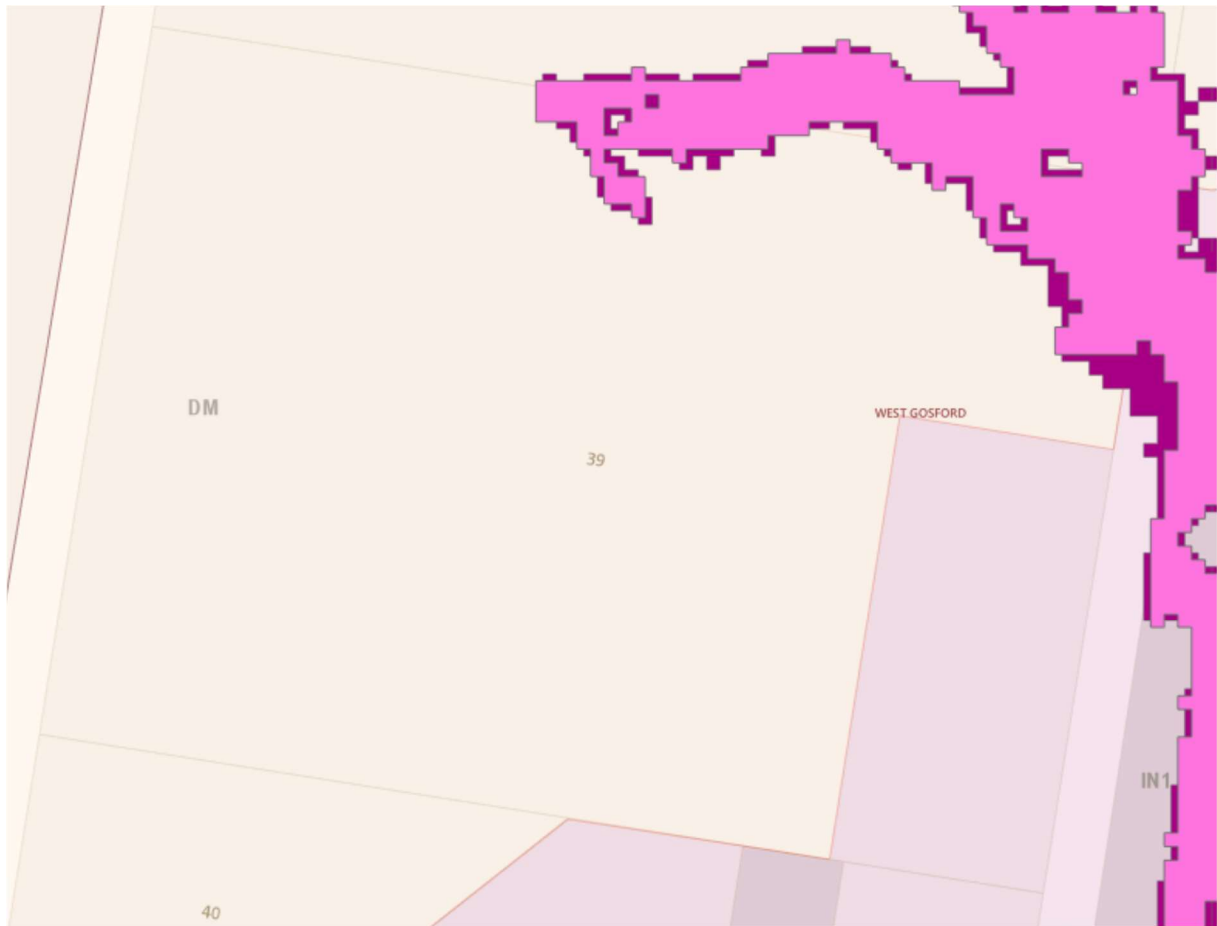


Figure 2: Existing zoning of site, Deferred Matter or 7(a) Under IDO 122 and pink highlight identifies flood risk area as shown in Central Coast Flood Studies

The north-eastern portion of the site is identified as flood affected; however, the area is small and outside of any developable area (Figure 2).

Part 1 Objectives or Intended Outcomes

The proposal seeks to rezone the subject land from 7(a) Conservation and Scenic Protection under IDO 122 to IN1 General Industrial and E2 Environmental Conservation under Gosford Local Environmental Plan 2014 (GLEP 2014) or the Central Coast Local Environmental Plan (CCLEP) whichever is in effect at the time (Figure 3).

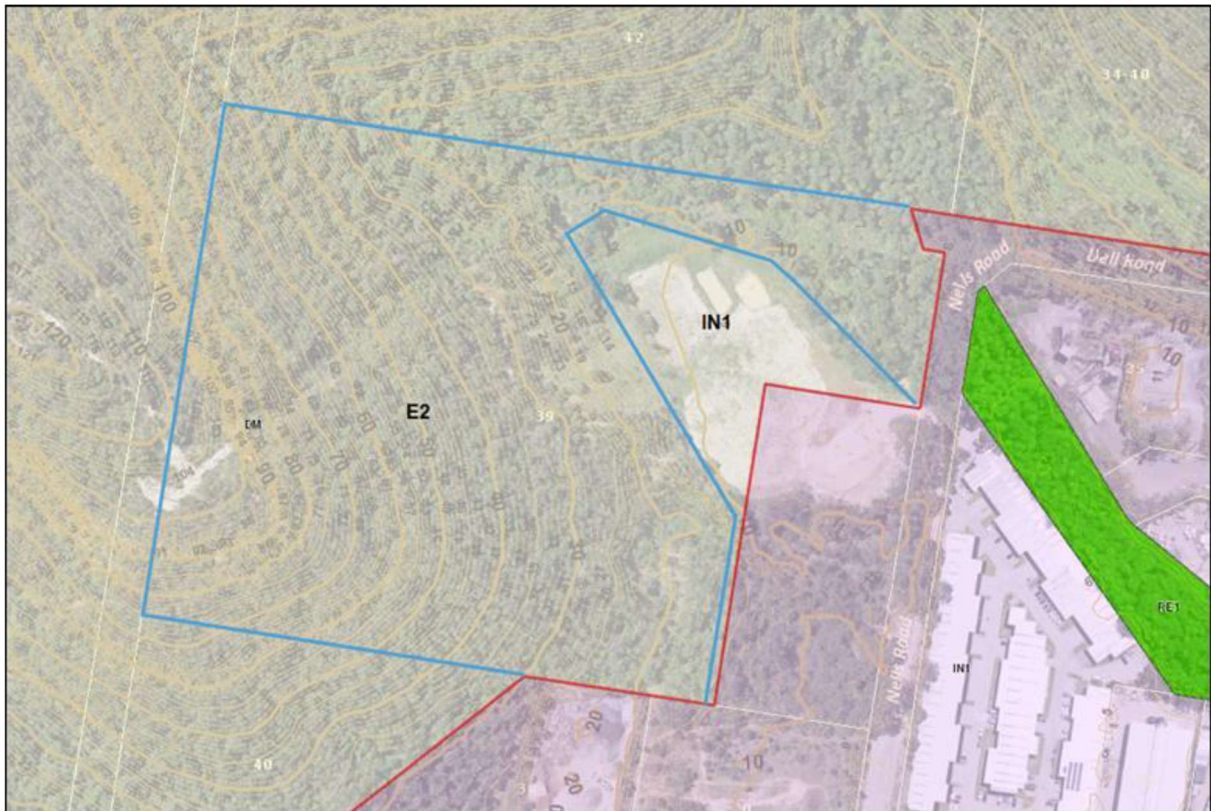


Figure 3: Proposed Zoning of the land with access to Nells Road

Specifically, the proposal includes:

1. The rezoning of 39 Dell Road, West Gosford (Lot 6 DP 3944) to IN1 General Industrial and E2 Environmental Conservation;
2. Application of a Minimum Lot Size of 40 hectares to land proposed to be zoned E2 Environmental Conservation (no minimum lot size for Industrial zoned land); and
3. Entering into a Planning Agreement including:
 - The dedication of land zoned E2 Environmental Conservation to Council for inclusion into the COSS (at no cost to Council);
 - The rehabilitation and maintenance of the site prior to Council taking control of the land;
 - The construction of an access road for maintenance and firefighting purposes;
 - The construction of a gate at and entry to firetail to restrict access to approved persons; and
 - Roadworks and intersection works as required.

Part 2 Explanation of Provisions

The objectives/intended outcomes are to be achieved by including the subject land in Gosford Local Environmental Plan 2014 (GLEP 2014) or the Central Coast Local Environmental Plan (CCLEP), whichever is in effect at the time.

The opportunity for the inclusion of 7.3 hectares into the Coastal Open Space Systems (COSS) presented itself in the assessment stages of the planning proposal. The concept was presented to Council's natural systems team for evaluation. The team's assessment revealed a large portion of the site had significant ecological value and therefore worthy of inclusion in the COSS. Whilst most of the site has ecological value, previous activities have left part of the site heavily disturbed requiring the development of a Bushland Management Plan (BMP) for the structured regeneration and weed eradication of disturbed areas. The BMP factored the cost of materials and budget required to control weeds and maintain the site a period of 4 years, post dedication to Council.

Additionally, an application for the subdivision of the land will be required prior to the 7.3 ha conservation area being absorbed into the COSS.

To provide Council with surety that the dedication of land to COSS and the funds required to undertake the Bushland Management Works are provided, the applicant was requested to enter into a Planning Agreement. The agreement sets out the particulars of the dedication of land, timing and any financial contributions to be made by the applicant to Council. The document will be exhibited in conjunction with the planning proposal.

The site is currently split zoned IN1 General Industrial, under the GLEP 2014 and 7(a) Conservation and Scenic Protection, under the Interim Development Order 122 (IDO 122).

The Planning Proposal will see an extension to the existing IN1 General Industrial zoned land by approximately 1.4 hectares and the land currently zoned 7(a) Conservation and Scenic Protection under IDO 122 to be rezoned to E2 Environmental Conservation, which will bring the zoning into alignment with the provisions of GLEP 2014 and CCLEP, when it comes into effect.

The E3 Environmental Management zoned land, of approximately 7.4 hectares, will be dedicated to Council for inclusion in the COSS. This will entail amending the following maps under GLEP 2014 as they relate to the subject land or amending the CCLEP (whichever is in effect at the time).

The following table identifies the proposed amendments:

Existing Maps in GLEP 2014	Proposed Amendments to GLEP 2014	Proposed Amendments to the CCLEP
Land Application Map LAP_001	- Delete the subject land from Deferred Matter and include as land affected by GLEP 2014	- Delete the subject land from Deferred Matter and include as land affected by CCLEP
Land Zoning Map LZN_015A	- Include subject land in Zone IN1 General Industrial, E2 Environmental Conservation	- Include subject land in Zone IN1 General Industrial, E2 Environmental Conservation

Existing Maps in GLEP 2014	Proposed Amendments to GLEP 2014	Proposed Amendments to the CCLEP
Height of Building Map HOB_015A	<ul style="list-style-type: none"> - Include land zoned IN1 and E2 in area I (i.e. 8.5m) 	<ul style="list-style-type: none"> - Include land zoned IN1 and E2 in area I (i.e. 8.5m)
Floor Space Ratio Map FSR_015A	<ul style="list-style-type: none"> - No Floor Space Ratio for IN1 and E2 zones are proposed to be mapped in the GCLEP 	<ul style="list-style-type: none"> - No Floor Space Ratio for IN1 and E2 zones are proposed to be mapped in the CCLEP
Lot Size Map LSZ_015A	<ul style="list-style-type: none"> - No minimum lot size for IN1 - Include subject land proposed to be zoned E2 in area AB2 (i.e. 40 Ha) 	<ul style="list-style-type: none"> - No minimum lot size for IN1 - Include subject land proposed to be zoned E2 in area AB2 (i.e. 40 Ha)

Table 1: Explanation of Map and Instrument Amendments

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 is not the result of a strategic study or report. However, it does have strategic merit for the following reasons:

- Council and industry to prepare industry-specific planning strategies for priority economic sectors.
- Support will be provided to economic sectors with existing or potential strengths to increase local employment. This will be done by:
 - Ensuring an adequate supply of well-located and serviced land for commercial and industrial development;
 - Establishing a business-friendly regulatory environment with timely and efficient business approvals, to enable existing businesses to adapt to changing consumer needs; and
 - Focusing commercial and retail development in centres, growth corridors and identified clusters, and supporting it with public domain improvements, will encourage local employment growth.
- The rezoning will assist in providing employment lands within the Central Coast, assisting in job containment, with an additional 1.4 ha of industrial zoned land that was previously unavailable for development. Moreover, the site is located to the west of the established West Gosford industrial estate, enhancing opportunities for synergies for established businesses or for new enterprises to establish on the Central Coast.
- The proposal supports the protection and enhancement of environmental values, with the inclusion of 7.3 hectares of the site to be dedicated to Council for absorption into the Coastal Open Space System (COSS). This undevelopable portion of the site will provide opportunity for the retention of significant remnant native indigenous bushland. The subject lands to be absorbed into the broader COSS network, which provide ecological habitat and essential wildlife corridors for diverse fauna and flora on the Central Coast.

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

A Planning Proposal process is the only means of achieving the objectives/intended outcomes of rezoning the suitable and capable land to IN1 General Industrial and to E2 Environmental Conservation to be dedicated to Council for inclusion into the Coastal Open Space System (COSS).

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)

The Central Coast Regional Plan (CCRP) 2036 is applicable to the subject land and the proposed rezoning. The Planning Proposal would assist Council in meeting the targets set by the State Government for the provision of housing whilst protecting the environment.

The CCRP provides the basis of planning by the Council and sets out several actions. The table below demonstrates that the Planning Proposal is consistent with the relevant actions identified in the CCRP:

Action		Assessment
Direction 3: Support priority economic sectors		
3.2	Harness opportunities for business investment and employment by leveraging major public transport investment and projects.	The proposed rezoning will provide additional IN1 zoned lands, that is near existing industrial lands, residential areas and roads infrastructure.
Direction 4: Strengthen inter-regional and intra-regional connections for business		
4.4	Improve connections between residential and employment areas, including opportunities to better use public transport, walking and cycling modes.	The expansion of the West Gosford Industrial precinct will assist to provide additional employment lands near residential areas. Increasing opportunities for alternatives to the use of private motor vehicles.
Direction 5: Support new and expanded industrial activity		
5.1	Maintain an adequate supply of employment land that is appropriately serviced to respond to changing land use, location and the floor space demands of industry.	Supply of serviced, well connected and centrally located in West Gosford is in short supply. The rezoning will provide appropriately serviced land in proximity to the existing West Gosford Industrial estate.
5.3	Enable the development of new industrial land and coordinate infrastructure delivery through collaboration between State and local government and infrastructure providers.	The proposed rezoning will make good use of existing infrastructure, without increasing the need for upgrading or placing pressure on existing infrastructure maintenance regimens.
Direction 7: Increase job containment in the region		
7.1	Facilitate economic development that will lead to more local employment opportunities on the Central Coast.	The expansion to the existing West Gosford industrial estate will provide local employment opportunities and opportunities for business to locate or relocate on the Central Coast.
Direction 12: Protect and manage environmental values		
12.2	Identify and strengthen biodiversity corridors as places for priority biodiversity offsets.	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by inclusion in the Coastal

Action		Assessment
		Open Space System (COSS) and complimentary E2 Environmental Conservation zoning.
12.45	Strengthen the Coastal Open Space System by expanding its links and extending new corridors to balance growth in the north of the region and protect the network of natural areas across the region.	The land accommodates areas of environmental significance, with high environmental value and is therefore proposed to be protected by including it in the E2 zone and the inclusion of 7.3ha in the COSS.
Direction 17: Align land use and infrastructure planning		
17.1	Align land use and infrastructure planning to maximise the use and capacity of existing infrastructure, and the efficiency of new infrastructure.	The subject land is serviced by existing water and sewerage reticulation.

Table 2 - Central Coast Regional Plan Assessment

4. Is the planning proposal consistent a local Council's local strategy or other local strategic plan?

Central Coast Community Strategic Plan – One Central Coast

The Central Coast Community Strategic Plan outlines a set of guiding principles, aspirations and values for the community. These reflect on social, economic, environmental and governance aspects for now and the future.

The following strategies outlined in the Community Strategic Plan are applicable to this Planning Proposal:

Strategies	Assessment
Theme - Belonging	
Focus Area – Our Community Spirit is out Strength	
A1 - Work within our communities to connect people, build capacity and create local solutions and initiatives.	Expansion of employment lands within established industrial precincts, enhancing opportunities locally based employment.
B1 - Support reconciliation through the celebration of Aboriginal and Torres Strait Islander cultures.	The Aboriginal Heritage Information Management System (AHIMS) GIS mapping indicates no Aboriginal sites or places on the subject land.
Theme - Smart	
Focus Area – A Growing and Competitive Region	
C1 - Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast.	The rezoning will assist in containment of employment lands within the Central Coast, assisting in job containment, with an additional 1.4 ha of industrial zoned land that was previously unavailable for development.

Strategies	Assessment
C3 - Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents.	The additional Industrial zoned land will increase the capacity for economic development and increase local employment opportunities for residents of the Central Coast.
Theme - Green	
Focus Area – Cherished and Natural Beauty	
F2 - Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)	7.3 ha portion of the site is to be dedicated to Council for inclusion into the Coastal Open Space Systems (COSS).
Theme - Responsible	
Focus Area – Balance and Sustainable Development	
I3 - Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management	The proposal links to existing industrial estate of industrial land in the area. The expansion will make sustainable use of existing infrastructure adjacent to the West Gosford industrial estate. Future development will conform to Councils requirements for sustainable stormwater design and furthermore, a sizable portion of the site will be dedicated to Council for inclusion into the (COSS) securing local habitat in perpetuity.

Table 3 – Community Strategic Plan Assessment

Local Strategic Planning Statement

Council's Interim Local Strategic Planning Statement (LSPS) came into effect on 21 August 2020 after adoption by Council on 29 June 2020.

The following strategies and priorities outlined in the LSPS are applicable to this Planning Proposal, and the proposal is consistent with these, or in the few cases where inconsistent, it is minor and justifiable.

Planning Priority & Action	Assessment
4 Create a sustainable region	This is an infill vacant site within an established industrial area, with links to existing infrastructure and economic centre of Gosford.
Planning Priority 1	
Align development to our infrastructure capacity structure capacity	
Action <ul style="list-style-type: none"> Develop a Central Coast Regional Infrastructure Plan that considers our infrastructure capacity, appropriate trigger points for infrastructure provision and prioritises opportunities 	The proposed rezoning will build capacity in the area by further expanding the existing industrial precinct of West Gosford. Creating employment in the locality without requiring the development of additional infrastructure to support it.

Planning Priority & Action		Assessment
for integrated infrastructure delivery across the Central Coast.		
Planning Priority 3		
Grow the Regional Economic Corridors, to support a strong local economy		
<p>Actions</p> <ul style="list-style-type: none"> Adopt the Somersby to Erina Growth Corridor Strategy and the Tuggerah to Wyong Growth Corridor Strategy as key locations for economic growth, investment and sustainable transport. (CCRP Direction 2, 3, 7, 15) 		<p>The proposal has the capacity to strengthen the economic viability of the West Gosford industrial estate. Furthermore, the proposal supports the key objective of the Somersby to Erina Growth Corridor Strategy, by encouraging greater utilization of existing infrastructure and economic corridors.</p>
Planning Priority 14		
Facilitate economic development to increase local employment opportunities for the community		
<p>Actions</p> <ul style="list-style-type: none"> Deliver a Consolidated Local Environmental Plan and Development Control Plan to provide a single guiding document for land use and development for the Central Coast region. -Smart Strategic Planning with DPIE Medium (3-5) All Prepare a suite of strategies to support new land use planning controls as part of the Comprehensive Local Environmental Plan and Development Control Plan. 		<p>Whilst the Action relates to the future implementation of a consolidated Local Environmental Plan and Development Control Plan, it is likely that the proposed rezoning, to increase West Gosford industrial land, will be developed in accordance with the future legislative, LEP and DCP requirements.</p>
Planning Priority 24		
Map, protect, and cherish natural areas and ecosystems		
<p>Actions</p> <ul style="list-style-type: none"> Prepare and implement the Central Coast Biodiversity Strategy, including land use planning principles to protect and manage natural areas and ecosystems of high biodiversity value. Develop and implement a zoning framework to inform the application of environmental land use zones for all environmental land (Environmental Lands Review). 		<p>Green</p> <p>A significant portion of the site is currently zoned 7(a) Conservation and Scenic Protection, under the Interim Development Order 122 (IDO 122) and contains land of steep topography unsuitable for any form of development. However, these lands contain significant remnant native vegetation. It is proposed that these lands will be zoned E2 Environmental Conservation and dedicated to Council for inclusion into the Coastal Open Space System.</p>
Planning Priority 25		
Manage floodplains, coastal areas and bushland to improve community resilience to natural hazards		

Planning Priority & Action		Assessment
Action <ul style="list-style-type: none"> Prepare / review the Coastal Management Programs, Flood Studies, Flood Risk Management Plans and Bushfire Prone Lands Mapping for the Central Coast. 		There is minimal risk of flooding across the site and is addressed by the Proponent to ensure any issues relating to flooding will be sufficiently addressed at development assessment stage. Likewise, bushfire hazard can be adequately addressed at development assessment stage.
Planning Priority 35 Integrate land use and infrastructure		
Action <ul style="list-style-type: none"> Review Servicing and Infrastructure Capacity to identify potential infrastructure gaps within the planned growth areas of the Central Coast and ensure that we have the required infrastructure to meet current and future demand 		Whilst this Action is not relevant to the proposal, the proposal will deliver infill industrial development, within a developed industrial precinct, where all required services are available.

Table 4 – Local Strategic Planning Statement Assessment

Central Coast Council Biodiversity Strategy (2020)

The Central Coast Council Biodiversity Strategy provides a framework and guide for the management of biodiversity on the Central Coast that is consistent with regional, state and national strategies, plans and policies. The following Theme in the Biodiversity Strategy is applicable to the Planning Proposal:

Goals and Actions	Assessment
Theme 4 Protecting biodiversity through land use planning and information management	
Goal 4.1 High biodiversity value areas are appropriately identified, protected and restored as part of future land use planning investigation Action 4.1.5 Identify appropriate mechanisms to achieve rehabilitation and enhanced landscape connectivity through the rezoning and development assessment process (such as Vegetation Management Plans)	Council supports the implementation of appropriate planning controls to protect biodiversity and seek to ensure that LEPs strengthen protection of biodiversity within the LGA. The Planning Proposal is consistent with this Goal and Action as it seeks to protect the vegetation by zoning approximately 7.3ha of the land to E2 Environmental Conservation and further to include the parcel into the Coastal Open Space System (COSS).

Table 5 – Biodiversity Strategy Assessment

Coastal Open Space System Strategy

The Coastal Open Space System (COSS) Strategy identifies 4.2 hectares of the site for inclusion into the COSS. The additional 3.1 hectares was offered by the Proponent to Council, as it was undevelopable and accepted by Council due to its direct connection to existing lands within the COSS.

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

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) as detailed below.

SEPP / SREP	Assessment/Comment
SREP 8 – Central Coast Plateau Areas	
<p><i>Aims:</i></p> <ul style="list-style-type: none"> <i>(a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses,</i> <i>(b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability,</i> <i>(c) (Repealed)</i> <i>(d) to protect regionally significant mining resources and extractive materials from sterilization,</i> <i>(e) to enable development for the purposes of extractive industries in specified locations,</i> <i>(f) (Repealed)</i> <i>(g) to protect the natural ecosystems of the region, and</i> <i>(h) to maintain opportunities for wildlife movement across the region, and</i> <i>(i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</i> <i>(j) to encourage the preparation of draft local environmental plans based on merits.</i> 	Not Applicable
SREP 9 – Extractive Industries	
<p><i>Aims:</i></p> <ul style="list-style-type: none"> <i>(a) to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance, and</i> <i>(b) to permit, with the consent of the council, development for the purpose of extractive industries on land described in Schedule 1 or 2, and</i> <i>(c) to ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential, and</i> <i>(d) to promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner, and</i> 	Not Applicable

SEPP / SREP	Assessment/Comment
(e) <i>to prohibit development for the purpose of extractive industry on the land described in Schedule 3 in the Macdonald, Colo, Hawkesbury and Nepean Rivers, being land which is environmentally sensitive.</i>	
SREP 20 – Hawkesbury-Nepean River	
<i>Aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.</i>	Not applicable.
SEPP 19 Bushland in Urban Areas	
<p><i>Aims:</i></p> <ul style="list-style-type: none"> (a) <i>to protect the remnants of plant communities which were once characteristic of land now within an urban area,</i> (b) <i>to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,</i> (c) <i>to protect rare and endangered flora and fauna species,</i> (d) <i>to protect habitats for native flora and fauna,</i> (e) <i>to protect wildlife corridors and vegetation links with other nearby bushland,</i> (f) <i>to protect bushland as a natural stabiliser of the soil surface,</i> (g) <i>to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</i> (h) <i>to protect significant geological features,</i> (i) <i>to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</i> (j) <i>to protect archaeological relics,</i> (k) <i>to protect the recreational potential of bushland,</i> (l) <i>to protect the educational potential of bushland,</i> (m) <i>to maintain bushland in locations which are readily accessible to the community, and</i> (n) <i>to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.</i> 	<p>Although, not specifically bushland in urban areas the inclusion of 7.4 hectares into the COSS for environmental conservation will link into the broader aims of the SEPP which seeks to protect and preserve bushland.</p> <p>There are COSS is encompassing approximately 662 parcels, which equalling approximately 4,368 hectares. Many of these parcels adjoin residential areas of the Central Coast adding to the aesthetic and recreational value of the developed urban areas.</p> <p>The COSS is an aspiration strategy, with the long-term aim to link a vast network of remanet bushland into a interconnected network of native bushland, with significant ecological value.</p> <p>The proposal adding 7.4 hectares to the existing 4,368 hectares of lands already held in trust by Council.</p>
SEPP No 21 - Caravan Parks	
<p><i>The aim of this Policy is to encourage—</i></p> <ul style="list-style-type: none"> (a) <i>the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and</i> 	Not Applicable.

SEPP / SREP	Assessment/Comment
<p>(b) <i>the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</i></p> <p>(c) <i>the provision of community facilities for land so used, and</i></p> <p>(d) <i>the protection of the environment of, and in the vicinity of, land so used.</i></p>	
SEPP No 36 – Manufactured Home Estates	
<p><i>The aims of this Policy are—</i></p> <p>(a) <i>to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and</i></p> <p>(b) <i>to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and</i></p> <p>(c) <i>to encourage the provision of affordable housing in well-designed estates, and</i></p> <p>(d) <i>to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and</i></p> <p>(e) <i>to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</i></p> <p>(f) <i>to protect the environment surrounding manufactured home estates, and</i></p> <p>(g) <i>to provide measures which will facilitate security of tenure for residents of manufactured home estates.</i></p>	Not Applicable
SEPP 55 – Remediation of Land	
<p>Aims:</p> <p>(a) <i>to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:</i></p> <p>(b) <i>by specifying when consent is required, and when it is not required, for a remediation work, and</i></p> <p>(c) <i>by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</i></p> <p>(d) <i>by requiring that a remediation work meet certain standards and notification requirements.</i></p>	<p>The site has a history of industrial use. The use has not always occurred with proper planning approvals or adherence to responsible environmental practices.</p> <p>However, in accordance with responsible environmental practice the site has been assessed, in accordance with the SEPP, to ensure there are no residual contaminants on site, which in turn has found the site to be suitable for future industrial development.</p>
SEPP 65 Design Quality of Residential Apartment Development	

SEPP / SREP	Assessment/Comment
<i>Aims to improve the design quality of residential apartment development in NSW. The provisions of the SEPP do not apply to boarding houses or serviced apartments unless an LEP requires it to do so.</i>	Not Applicable
SEPP (Aboriginal Land) 2019	
<p><i>Aims to:</i></p> <ul style="list-style-type: none"> <i>(a) to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and</i> <i>(b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i> 	Not Applicable
SEPP (Activation Precincts) 2020	
<p><i>The aim of this Policy is to identify Activation Precincts in order to—</i></p> <ul style="list-style-type: none"> <i>(a) promote economic development, industry investment and innovation and to create employment in those Precincts, and</i> <i>(b) facilitate strategic and efficient development of land and infrastructure in those Precincts, and</i> <i>(c) protect and enhance land in those Precincts that has natural and cultural heritage value.</i> 	Not Applicable
SEPP (Affordable Rental Housing) 2009	
<p><i>The aims of this Policy are as follows—</i></p> <ul style="list-style-type: none"> <i>(a) to provide a consistent planning regime for the provision of affordable rental housing,</i> <i>(b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,</i> <i>(c) to facilitate the retention and mitigate the loss of existing affordable rental housing,</i> <i>(d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,</i> <i>(e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,</i> <i>(f) to support local business centres by providing affordable rental housing for workers close to places of work,</i> 	Not Applicable

SEPP / SREP	Assessment/Comment
(g) <i>to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.</i>	
SEPP (Coastal Management) 2018	
<p><i>Aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:</i></p> <ul style="list-style-type: none"> <i>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</i> <i>(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and</i> <i>(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</i> <p><i>The draft SEPP consolidates the provisions of former SEPP 14, SEPP 26 – Littoral Rainforests and SEPP 71. It will amend the Standard Instrument (SI) LEP.</i></p>	Not Applicable
SEPP (Educational Establishments and Childcare Facilities) 2017	
<p><i>Aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State by:</i></p> <ul style="list-style-type: none"> <i>(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</i> <i>(b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and</i> <i>(c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and</i> <i>(d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and</i> <i>(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i> 	Not Applicable

SEPP / SREP	Assessment/Comment
<p>(f) <i>aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and</i></p> <p>(g) <i>ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and</i></p> <p>(h) <i>encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.</i></p>	
SEPP (Gosford City Centre) 2018	
<p>Aims to:</p> <p>(a) <i>to promote the economic and social revitalisation of Gosford City Centre,</i></p> <p>(b) <i>to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,</i></p> <p>(c) <i>to protect and enhance the vitality, identity and diversity of Gosford City Centre,</i></p> <p>(d) <i>to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,</i></p> <p>(e) <i>to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,</i></p> <p>(f) <i>to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,</i></p> <p>(g) <i>to help create a mixed-use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,</i></p> <p>(h) <i>to preserve and enhance solar access to key public open spaces,</i></p> <p>(i) <i>to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,</i></p> <p>(j) <i>to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.</i></p>	Not Applicable
SEPP (Housing for Seniors or People with a Disability) 2004	

SEPP / SREP	Assessment/Comment
<p>(1) <i>This Policy aims to encourage the provision of housing (including residential care facilities) that will—</i></p> <ul style="list-style-type: none"> (a) <i>increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and</i> (b) <i>make efficient use of existing infrastructure and services, and</i> (c) <i>be of good design.</i> <p>(2) <i>These aims will be achieved by—</i></p> <ul style="list-style-type: none"> (a) <i>setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and</i> (b) <i>setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and</i> (c) <i>ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.</i> 	Not Applicable
SEPP (Infrastructure) 2007	
<p><i>Aims to facilitate the effective delivery of infrastructure by:</i></p> <ul style="list-style-type: none"> (a) <i>improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i> (b) <i>providing greater flexibility in the location of infrastructure and service facilities, and</i> (c) <i>allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i> (d) <i>identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i> (e) <i>identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i> (f) <i>providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing</i> 	Not Applicable
SEPP (Koala Habitat Protection) 2021	
<p><i>This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over</i></p>	<p>An area of approximately 7.4 ha will be dedicated to Council for inclusion into the Coast Open Space</p>

SEPP / SREP	Assessment/Comment
<i>their present range and reverse the current trend of koala population decline.</i>	System, in support of natural heritage, aesthetic value, recreational, educational and conservation.
SEPP (Mining, Petroleum & Extractive Industries) 2007	
<p>Aims:</p> <ul style="list-style-type: none"> (a) <i>to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</i> (b) <i>to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</i> (b1) <i>to promote the development of significant mineral resources, and</i> (c) <i>to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</i> (d) <i>to establish a gateway assessment process for certain mining and petroleum (oil and gas) development:</i> <ul style="list-style-type: none"> (i) <i>to recognise the importance of agricultural resources, and</i> (ii) <i>to ensure protection of strategic agricultural land and water resources, and</i> (iii) <i>to ensure a balanced use of land by potentially competing industries, and</i> (iv) <i>to provide for the sustainable growth of mining, petroleum and agricultural industries.</i> 	The exploration or development of the site for mining, petroleum or extractive industries, would not be compatible, with the adjoining light industrial activities. Furthermore, it is likely that such activities in such close proximity to the conservation lands would undermine the conservation values and aims of the COSS and is therefore incompatible.
SEPP (Primary Production and Rural Development) 2019	
<p>Aims to:</p> <ul style="list-style-type: none"> (a) <i>to facilitate the orderly economic use and development of lands for primary production,</i> (b) <i>to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</i> (c) <i>to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</i> (d) <i>to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</i> 	Not Applicable

SEPP / SREP	Assessment/Comment
<p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	
SEPP (State and Regional Development) 2011	
<p>The aims of this Policy are as follows—</p> <p>(a) to identify development that is State significant development,</p> <p>(b) to identify development that is State significant infrastructure and critical State significant infrastructure,</p> <p>(c) to identify development that is regionally significant development.</p>	Not Applicable
SEPP (State Significant Precincts) 2005	
<p>The aims of this Policy are as follows—</p> <p>(a) (Repealed)</p> <p>(b) (Repealed)</p> <p>(c) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State,</p> <p>(d) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</p> <p>(e) (Repealed)</p> <p>(f) (Repealed)</p>	Not Applicable
SEPP (Vegetation in Non-Rural Areas) 2018	
<p>Aims to:</p> <p>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</p> <p>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p> <p>The SEPP applies to land within the Central Coast LGA that is zoned RU5, R1, R2, R3, R5, B1, B2, B3, B4, B5, B6, B7, IN1, IN2, IN4, SP1 SP2, SP3, RE1, RE2, E2, E3 and E4.</p>	<p>Approximately 7.4 ha, of the site will be dedicated to Council for inclusion into the Coast Open Space System, in support of natural heritage, aesthetic value, recreational, educational and scientific resource for future generations.</p>

Table 6 - SEPP Assessment

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 Appendix A of this proposal.

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	Y	Y
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N	N/A
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Y	Y
2.2	Coastal Management	N	N/A
2.3	Heritage Conservation	N	N/A
2.4	Recreation Vehicle Areas	N	N/A
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
2.6	Remediation of Contaminated Land	Y	Y
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	N	N/A
3.2	Caravan Parks and Manufactured Home Estates	N	N/A
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A
3.7	Reduction in non-hosted short-term rental accommodation period	N	N/A
Hazard & Risk			
4.1	Acid Sulphate Soils	N	N/A
4.2	Mine Subsidence and Unstable Land	N	N/A
4.3	Flood Prone Land	Y	Y
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			

No.	Direction	Applicable	Consistent
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 lands	N	N/A
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	Y	Y
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 Implementation 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
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 Precinct	N	N/A
7.11	Implementation of St Leonards and Crows Nest Plan 2036	N	N/A
7.12	Implementation of Greater Macarthur 2040	N	N/A
7.13	Implementation of Pyrmont Peninsula Place Strategy	N	N/A

Table 7 - S9.1 Ministerial Direction Compliance

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 site has current zoning of 7(a) Conservation and Scenic Protection under Interim Development Order 122 (IDO 122) and part zoned IN1 General Industrial. The planning proposal seeks in part to extend the existing (IN1) by an additional 1.4ha, giving a total area of 2.4 ha of industrial zoned land adjacent to the existing West Gosford industrial estate. The balance of the 7.4-hectare balance of the site is proposed to be zone (E2) Environmental Conservation. It is this 7.4ha (E2) portion of the site, which is proposed for inclusion into the Coastal Open Space System (COSS).

Councils COSS identified only 4.3 ha of the subject site for future inclusion into COSS lands. The additional 3.1ha was outside of the study area precluding it from environmental assessment. However, the planning proposal offered Council the opportunity to assess the suitability of the entire site for inclusion into the COSS. The majority of the site was found to be largely ecologically intact, with only a small percentage of the site disturbed by past industrial activities.

To ensure the disturbed areas of the site could be regenerated the applicant was requested to undertake the development of a Bushland Management Plan, which clearly detailed the type and quantity of weeds across the site and detail the actions required to effect weed eradication, inclusive of labour and equipment required.

The dedication of the lands to COSS, inclusive of the Bush Management Plan, actions and costings, were incorporated into a Voluntary Planning Agreement between Council and the proponent. The Planning Agreement includes measures to ensure the land zoned E2 Environmental Conservation will be protected and included in COSS in perpetuity. For example, the Bushland Management Plan (to be included in the Planning Agreement) will outline measures for the management of weeds and measures to achieve flora and fauna habitat protection.

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

Scenic Quality

Under Gosford DCP 2013, Chapter 2.1 Scenic Quality, the subject site is located in West Gosford and is classified as Scenic Buffer 10 (Quarries and Landfills).

West Gosford has historically been the industrial centre and the DCP acknowledges the importance of maintaining the industrial precinct, however, it also seeks to ensure that escarpment that forms part of the COSS, and is a buffer to industrial estate, remains as a natural visual backdrop.

To this end, the proposal will maintain the ecological values of the escarpment, with the inclusion 7.4 hectares into the COSS and will allow for sympathetic expansion of the existing industrial estate on land, which is heavily disturbed through previous industrial activities, without detrimentally impacting on the visual character of the precinct.

The proposed IN1 lands are located below the visual sightlines of the escarpment on a level pad, which will necessitate minimal clearing to facilitate development.

Character

Under Gosford DCP 2013 Chapter 2.1 Character, the land zoned 7(a) Conservation and Scenic. Protection The desired character for this precinct is:

To protect views and vistas from ill-conceived or inappropriate development.

The site is located to the western edge of the existing industrial estate, with significant native vegetation screening the site from any future development, maintaining the desired character.

9. Has the planning proposal adequately addressed any social and economic impacts?

Social Issues

The proposal will expand the available employment lands assisting in the containment of employment opportunities for residences within the central coast.

The dedication of the land for inclusion in COSS will provide natural open space for the community.

Economic Impacts

The Planning Proposal will contribute to the supply of Industrial land, which will once developed provide opportunities for employment and business growth and opportunities within the Central Coast.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Traffic

The traffic assessment provided by the applicant was reviewed by council's traffic engineers, with no issues. TfNSW were also notified of the proposal with no objections raised.

The future development of the site will require upgrading of the western portion of Dell Road and the Northern end of Nells Road, with all costs to be borne by the proponent.

The site fronts Dell and Nells Roads, both roads, will require minor upgrading to of Dell and Nells Roads. However, the required upgrading are in accordance with the orderly development of the existing industrial precinct and will provide benefit to the estate, without impacting on existing businesses or residents and makes efficient use of existing main road networks.

Water and Sewer

Water and sewer are available to the land, with capacity for any future on site development. However, all establishment works are to be borne by the applicant via Development Charges at subdivision stage.

Flooding and Drainage

A Flood Study has been submitted and reviewed. A very small portion of the northern portion of the site is subject to flooding, however, this area out outside of the developable footprint of the site and will not impede development.

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

Government agency and public consultation requirements will be detailed in the Gateway Determination and conducted accordingly. It is anticipated that due to the existing surrounding development, and the location, that a number of government agencies may be required to be consulted, such as set out in the table below.

Agency
NSW Rural Fire Service
Biodiversity and Conservation Division
Transport for NSW

Table 8 - Agency Consultation

** 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.*

Local Planning Panel

The Local Planning Panel (LPP) considered the matter on 22 April 2021. The Panel supported in principle the strategic merit regarding potential rezoning of the site and offered the following advice.

- *The Panel considered the report on the matter. The Panel supports the rationale of the proposal, the conclusion of the Officer's Report, and the recommendation.*

The request to rezone part of the subject land to IN1 General Industrial and the remainder of the land to E2 Environmental Conservation for dedication to Council for inclusion in the COSS reserves has strategic merit, subject to confirmation by updating of existing studies (post-Gateway Determination). It is recommended that a Planning Proposal be prepared and forwarded to the Minister for Planning and Public Spaces for a Gateway Determination.

Part 4 Mapping

The maps listed in the Table below are included in Appendix 3.

Map	Map Title
A.	Locality Plan
B.	Aerial Photograph
C.	Bushfire Hazard
D.	Lagoon Catchment
E.	Topography
F.	Coastal Zone
Existing Provisions	
G	Existing Zoning of Subject Land under IDO 122: 7(a) and IN1 under GLEP 2014
H	Zoning of Adjoining Land under GLEP 2014 and CCLEP
Proposed Provisions (to be included prior to exhibition)	
I	Proposed Zoning under GLEP 2014 and CCLEP
J	Proposed Minimum Lot Size under GLEP 2014 and CCLEP
K	Proposed Height of Building under GLEP 2014 and CCLEP
L	Proposed Floor Space Ratio under GLEP 2014

Table 9 - Site Characteristics and Existing and Proposed Provisions

Part 5 Community Consultation

The Planning Proposal will be made available for **28** days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

Council has resolved to make a site-specific Development Control Plan and exhibit it with the Planning Proposal. The DCP amendment is required to be exhibited for 28 days.

Similarly, Council has resolved to prepare a Planning Agreement for part of the site and exhibit with the Planning Proposal. The Planning Agreement is required to be exhibited for 28 days.

It is expected that the proposal will be made available at the following locations:

- Council's website: www.yourvoiceourcoast.com

Additionally, notification of the exhibition of the proposal will be provided to affected and adjoining landholders prior to commencement of the exhibition period.

Part 6 Project Timeline

Action	Period	Start Date	End Date
Gateway Determination	18 months	July 2021	January 2023
Timeframe for the completion of required technical information	5 months	July 2021	December 2021
Time frame for Government Agency consultation	3 months	January 2022	March 2022
Commencement and completion dates for public exhibition	28 days	April 2022	May 2022
Timeframe for consideration of submissions	3 months	May 2022	August 2022
Timeframe for consideration of Proposal (by Council)	1 day	August 2022	August 2022
Date of submission to the Department to finalise LEP	1 month	September 2022	October 2022
Anticipated date Council will make the plan (if delegated)	14 days	October 2022	November 2022
Anticipated date Council will forward to the Department for notification	7 days	December 2022	December 2022

Table 10 - Key Project Timeframes

Appendix 1

Ministerial Directions

Direction	Comment
Employment and Resources	
1.1 Business and Industrial Zones	
<ul style="list-style-type: none"> <i>Aims to protect Industrial and employment lands, facilitate the economic use and development of business and Industrial lands, assist in the proper management, development and protection of industrial lands and minimise the potential for land use conflict.</i> <i>Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed industrial zone or changes the existing minimum floor space area for industrial uses.</i> <i>A Planning Proposal must be consistent with any applicable strategic plan (Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning and Environment).</i> <i>A study justifying the planning proposal must be submitted, considering the objectives of this direction.</i> 	<p>The subject land is currently split zoned environmental protection zone and IN1 General Industrial. The site is currently vacant.</p> <p>The Planning Proposal seeks to extend the IN1 portion of the land by 1.4 hectares and rezone the balance of the site E2 Environmental Conservation.</p> <p>The environmental value of the site is proposed to be protected, with incorporation into the Coastal Open Space System (COSS).</p> <p>The planning proposal has also considered any natural and physical constraints of the land.</p> <p>The topography of the site is considerably steep requiring the applicant to undertake a Geotechnical assessment of the slopes to ensure areas of future development will not be at risk from land slipe, satisfactory measures are to be included in the accompanying DCP to address this issue.</p> <p>The Planning Proposal is consistent with this Direction.</p>
1.2 Rural Zones	
<ul style="list-style-type: none"> <i>Aims to protect the agricultural production value of rural land.</i> <i>Applies when a planning proposal affects land within an existing or proposed rural zone.</i> 	Not Applicable
1.3 Mining, Petroleum Production and Extractive Industries	
<ul style="list-style-type: none"> <i>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</i> <i>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</i> 	Not Applicable
1.4 Oyster Aquaculture	

Direction	Comment
<ul style="list-style-type: none"> <i>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers.</i> <i>Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</i> 	Not Applicable
1.5 Rural Lands	
<ul style="list-style-type: none"> <i>Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes.</i> <i>Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.</i> 	Not Applicable
Environment & Heritage	
2.1 Environmental Protection Zones	
<ul style="list-style-type: none"> <i>Aims to protect and conserve environmentally sensitive areas.</i> <i>Applies when the relevant planning authority prepares a planning proposal.</i> <i>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</i> <i>A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".</i> 	<p>The comprises approximately 8.7 hectares of land zoned 7(a) Conservation and Scenic Protection under Interim Development Order (IDO 122) and 1 hectare of General Industrial (IN1).</p> <p>The proposal seeks to zone 1.4 hectares to IN1 and the balance, 7.3 hectares, of the site to (E2) Environmental Conservation.</p> <p>The E2 land have been negotiated for inclusion into Councils Coastal Open Space System (COSS).</p> <p>The COSS has identified sites of environmental significance across the central coast escarpment. These areas contain significant areas of environmental significance. The COSS seeks to capture and manage the areas of significance in perpetuity.</p> <p>To this end the proponent has agreed to dedicate the areas of environmental significance to Council for inclusion into the COSS.</p>

Direction	Comment
	The transfer and incorporation into the COSS is to be facilitated via a Planning Agreement between the proponent and Council.
2.2 Coastal Management	
<ul style="list-style-type: none"> <i>Aims to protect and manage coastal areas of NSW.</i> <i>Applies when a relevant planning authority prepares a planning proposal that applies to land within the coastal zone as identified by SEPP (Coastal Management) 2018.</i> <i>A planning proposal must include provisions that give effect to and are consistent with:</i> <ul style="list-style-type: none"> (a) the objects of the Coastal Management Act 2016 and the objectives of the of the relevant coastal management areas, and (b) the NSW Coastal Management Manual and associated toolkit, (c) the NSW Coastal Design Guidelines 2003. <i>A planning proposal must not rezone land which would enable increased development or more intensive land use on land:</i> <ul style="list-style-type: none"> (a) within a coastal vulnerability area identified by the SEPP (Coastal Management) 2018, or (b) that has been identified as land affected by current or future coastal hazard in a LEP or DCP, or a study or assessment undertaken by a public authority or a relevant planning authority. 	Not Applicable
2.3 Heritage Conservation	
<ul style="list-style-type: none"> <i>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i> <i>Applies when the relevant planning authority prepares a planning proposal.</i> 	Not Applicable
2.4 Recreational Vehicle Areas	
<ul style="list-style-type: none"> <i>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles.</i> <i>Applies when the relevant planning authority prepares a planning proposal.</i> 	Not Applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	
<i>Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.</i>	Not Applicable
2.6 Remediation of Contaminated land	

Direction	Comment
<ul style="list-style-type: none"> <i>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities</i> <i>Applies when a relevant planning authority prepares a planning proposal applying to:</i> <ul style="list-style-type: none"> <i>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</i> <i>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</i> <i>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</i> <ul style="list-style-type: none"> <i>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</i> <i>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</i> 	<p>Historical aerial photography of the site shows a history of the site being used for industrial activity dating back to the 1970s. This is confirmed through Council's aerial photographic records</p> <p>However, a contamination study has been undertaken by the applicant and assessed by Council, to ensure the site is free of any known or unknown hazardous materials that would render the site unsuitable for the proposed industrial use.</p>
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
<ul style="list-style-type: none"> <i>Aims to encourage a variety of housing choice, to make efficient use of existing infrastructure and services, ensure new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment.</i> <i>This Direction applies when a planning proposal affects land within an existing or proposed residential zone. The draft LEP shall include provisions that will broaden the choice of building types, make more efficient use of existing infrastructure and services, reduce the consumption of land for housing on the urban fringe and be of good design. The Direction also requires that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).</i> 	Not Applicable
3.2 Caravan Parks and Manufactured Home Estates	

Direction	Comment
<ul style="list-style-type: none"> Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority prepares a planning proposal. 	Not Applicable
3.4 Integrating Land Use & Transport	
<ul style="list-style-type: none"> Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. 	The Planning Proposal is located with easy access to the Central Coast Highway , which is the major arterial road connecting the West Gosford Industrial Estate to the M1. The estate is also in close proximity to local residential areas, providing alternatives to private vehicles, public transport (buses and trains are also available).
3.5 Development Near Regulated Airports and Defence Airfields	
<ul style="list-style-type: none"> Aims to ensure the effective and safe operation of regulated airports and defence airfields; that their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development if situated on sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. Applies when a planning proposal creates, alters or removes a zone or provision relating to land near a regulated airport which includes a defence airfield. 	Not Applicable
3.6 Shooting Ranges	
<ul style="list-style-type: none"> Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/or adjoining an existing shooting range. 	Not Applicable
3.7 Reduction in non-hosted short-term rental accommodation period	

Direction	Comment
<ul style="list-style-type: none"> <i>Aims to mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced and ensure the impacts of short-term rental accommodation and views of the community are considered.</i> 	Not Applicable
Hazard & Risk	
4.1 Acid Sulphate Soils	
<ul style="list-style-type: none"> <i>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.</i> <i>Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulphate soils.</i> 	Planning Maps indicate no Acid Sulphate Soils identified on site.
4.2 Mine Subsidence & Unstable Land	
<ul style="list-style-type: none"> <i>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</i> <i>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</i> 	<p>Applicable</p> <p>Areas of the Central Coast LGA are located within Mine Subsidence Districts. During consultation, Subsidence Advisory NSW strongly recommended that any future land use rezoning applications within either of the Mine Subsidence Districts be referred for comment.</p> <p>The CCLEP will generally not alter existing zones currently subject to WLEP 2013 or GLEP 2014.</p> <p>The proposal is considered to be Consistent with this Direction.</p>
4.3 Flood Prone Land	
<ul style="list-style-type: none"> <i>Aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</i> <i>Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</i> 	<p>A very small portion of the north eastern corner site is considered flood affected.</p> <p>Fortuitously this portion of the site is outside of the developable area of the land, with no additional requirements necessary for future development.</p> <p>Manual and this Direction. The specific development requirements will be incorporated in the Gosford DCP Chapter applying to the subject land.</p>
4.4 Planning for Bushfire Protection	
<ul style="list-style-type: none"> <i>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</i> <i>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</i> 	In the preparation of a planning proposal request, the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.

Direction	Comment
	The subject land is classified as Rural Fire Service Category 1 & 2 Vegetation and Bushfire Buffer. Consequently, the Planning Proposal and Bushfire Assessment Report was referred to the Rural Fire Service for comment, with no objection to the proposal, save conditions to be adhered to at the future development stage.
Regional Planning	
5.2 Sydney Drinking Water Catchments	
<ul style="list-style-type: none"> <i>Aims to protect water quality in the hydrological catchment.</i> <i>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</i> 	Not Applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	
<ul style="list-style-type: none"> <i>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas.</i> 	Not Applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	
<ul style="list-style-type: none"> <i>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</i> 	Not Applicable
5.9 North West Rail Link Corridor Strategy	
<ul style="list-style-type: none"> <i>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and Structure Plans.</i> <i>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</i> 	Not Applicable
5.10 Implementation of Regional Plans	
<ul style="list-style-type: none"> <i>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies.</i> <i>Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra</i> 	The Planning Proposal is considered consistent, with the directions and actions contained in the Central Coast Regional Plan. Land with high environmental value is proposed to be zoned E2 Environmental Conservation and dedicated into the Coastal Open Space System to ensure its environmental conservation in perpetuity. A small portion (1.4ha) of the site will be rezoned to IN1 General Industrial and will not encroach into the environmentally sensitive area.

Direction	Comment
5.11 Development of Aboriginal Land Council Land	
<ul style="list-style-type: none"> <i>Aims to provide for the consideration of development delivery plans prepared under State Environmental Planning Policy (Aboriginal Land) 2019 when planning proposals are prepared by a planning proposal authority.</i> <i>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.</i> 	Not Applicable
Local Plan Making	
6.1 Approval and Referral Requirements	
<ul style="list-style-type: none"> <i>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i> <i>This Direction requires a Planning Proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.</i> 	This Planning Proposal is consistent with this direction as no such inclusions, or designation is proposed.
6.2 Reserving Land for Public Purposes	
<ul style="list-style-type: none"> <i>Aims to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</i> <i>Applies when the relevant planning authority prepares a planning proposal.</i> 	The Planning Proposal proposes to zone 7.3 hectares to E2 Environmental Conservation, with this land to form part of the Coastal Open Space System (COSS) to benefit the people of Central Coast Council.
6.3 Site Specific Provisions	
<ul style="list-style-type: none"> <i>Aims to discourage unnecessarily restrictive site specific planning controls.</i> <i>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</i> <i>The Planning Proposal must use an existing zone already applying in an environmental planning instrument and not impose any development standards in addition to those already contained in the environmental planning instrument. The proposal shall not contain or refer to drawings/concept plans that show details of the proposed development.</i> 	The Planning Proposal uses existing zones, floor space ratio, height of building and lot size requirements set out in the Standard Instrument LEP. It is therefore consistent with this Direction.
Metropolitan Planning	
7.3 Parramatta Road Corridor Urban Transformation Strategy	
<ul style="list-style-type: none"> <i>Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta</i> 	Not Applicable

Direction	Comment
<i>Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit.</i>	
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	
<ul style="list-style-type: none"> <i>Aims to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy</i> 	Not Applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
<ul style="list-style-type: none"> <i>Aims to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017</i> 	Not Applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	
<ul style="list-style-type: none"> <i>Aims to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis</i> 	Not Applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	
<ul style="list-style-type: none"> <i>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</i> 	Not Applicable
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	
<ul style="list-style-type: none"> <i>The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan).</i> 	Not Applicable
7.9 Implementation of Bayside West Precincts 2036 Plan	
<ul style="list-style-type: none"> <i>The objective of this direction is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).</i> 	Not Applicable
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	
<ul style="list-style-type: none"> <i>The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</i> 	Not Applicable

Direction	Comment
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	
<ul style="list-style-type: none"> The objective of this direction is to ensure development within the St Leonards and Crows Nest Precinct is consistent with the St Leonards and Crows Nest 2036 Plan (the Plan). This direction applies to land within the St Leonards and Crows Nest Precinct in the North Sydney, Lane Cove, and Willoughby local government areas as shown on Map LAP_001 St Leonards and Crows Nest 2036 Plan Ministerial Direction published on the Department of Planning, Industry and Environment website on 29 August 2020. 	Not Applicable
7.12 Implementation of Greater Macarthur 2040	
<ul style="list-style-type: none"> The objective of this direction is to ensure that development within the Greater Macarthur Growth Area is consistent with the Greater Macarthur 2040 dated November 2018. This direction applies to Camden Council, Campbelltown City Council, and Wollondilly Shire Council. 	Not Applicable
7.13 Implementation of the Pyrmont Peninsula Place Strategy	
<ul style="list-style-type: none"> The objectives of this direction are to: (a) facilitate development within the Pyrmont Peninsula that is consistent with the Pyrmont Peninsula Place Strategy (Place Strategy) and the Economic Development Strategy. This direction applies to land subject to the Pyrmont Peninsula Place Strategy in the City of Sydney local government area as shown on Map LAP_001 Pyrmont Peninsula Place Strategy Ministerial Direction published on the Department of Planning, Industry and Environment website on 11 December 2020. 	Not Applicable

Table 11 – S9.1 Ministerial Direction Assessment

Appendix 2

Land Use Tables

Existing Land Use Tables for Zone 7(a) under Interim Development Order No 122

ZONE NO. 7 (a) CONSERVATION AND SCENIC PROTECTION (CONSERVATION) (Orange)

Objectives of the zone

The objectives of Zone No. 7(a) are:

- (a) the conservation and rehabilitation of areas of high environmental value;
- (b) the preservation and rehabilitation of areas of high visual and scenic quality in the natural landscape;
- (c) the provision and retention of suitable habitats for flora and fauna;
- (d) the prohibition of development on or within proximity to significant ecosystems, including rainforests and estuarine wetlands;
- (e) the provision and retention of areas of visual contrast within the City, particularly the “backdrop” created by the retention of the ridgelines in their natural state;
- (f) the provision of opportunities for informal recreational pursuits, such as bushwalking and picnics, in appropriate locations;
- (g) the minimisation or prohibition of development so that the environmental and visual qualities of the natural areas are not eroded by the cumulative impact of incremental, individually minor developments;
- (h) the minimisation or prohibition of development in areas that are unsuitable for development by virtue of soil erosion, land slip, slope instability, coastal erosion or bushfire hazard.

1 DEVELOPMENT THAT DOES NOT REQUIRE CONSENT

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

2 DEVELOPMENT THAT NEEDS CONSENT

Development (other than exempt development) for the purpose of:
agriculture; bed and breakfast accommodation; dams; dwelling-houses; roads;
Subdivision.

3 PROHIBITED DEVELOPMENT

Any development not included in Item 1 or 2.

Proposed Land Use Tables for Zones E2, R2 and RE1 under Gosford Local Environmental Plan 2014

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- 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 limit development in areas subject to steep slopes and flooding.

2 Permitted without consent

Nil

3 Permitted with consent

Bed and breakfast accommodation; Dwelling houses; Environmental facilities; Environmental protection works; Home occupations; Recreation areas; Roads; Water storage facilities

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Zone IN1 General Industrial

1. Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote ecologically, socially and economically sustainable development.
- To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature.
- To ensure that development is compatible with the desired future character of the zone.

2. Permitted without consent

Recreation areas

3. Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Restaurants or cafes; Roads; Rural supplies; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Public administration buildings; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems

Proposed Land Use Tables for Zones E2, R2 and RE1 under Draft Central Coast Local Environmental Plan

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Nil

3 Permitted with consent

Eco-tourist facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Research stations; Roads; Sewage reticulation systems; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any development not specified in item 2 or 3

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
 - To encourage employment opportunities.
 - To minimise any adverse effect of industry on other land uses.
 - To support and protect industrial land for industrial uses.
 - To enable other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.
-

- To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature.

2 Permitted without consent

Recreation areas

3 Permitted with consent

Depots; Freight transport facilities; Food and drink premises; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Kiosks; Landscape material supplies; Liquid fuel depots; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Boat shed; Camping ground; Caravan Park; Cemetery; Charter and tourism bating facility; Commercial Premises; Correctional centres; Eco tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition home; Exhibition village; Extractive industry; Farm building; Forestry; Heavy industrial storage establishment; Heavy industries; Hospital; Home based child care centres; Home business, Home occupation; Home occupation (sex services); Information and education facilities; Marina; Mooring pens; Moorings; Open cut mining; Public administration buildings; Residential accommodation; Tourist and visitor accommodation; Water recreation structures

Appendix 3

Mapping

Map A – Locality Map

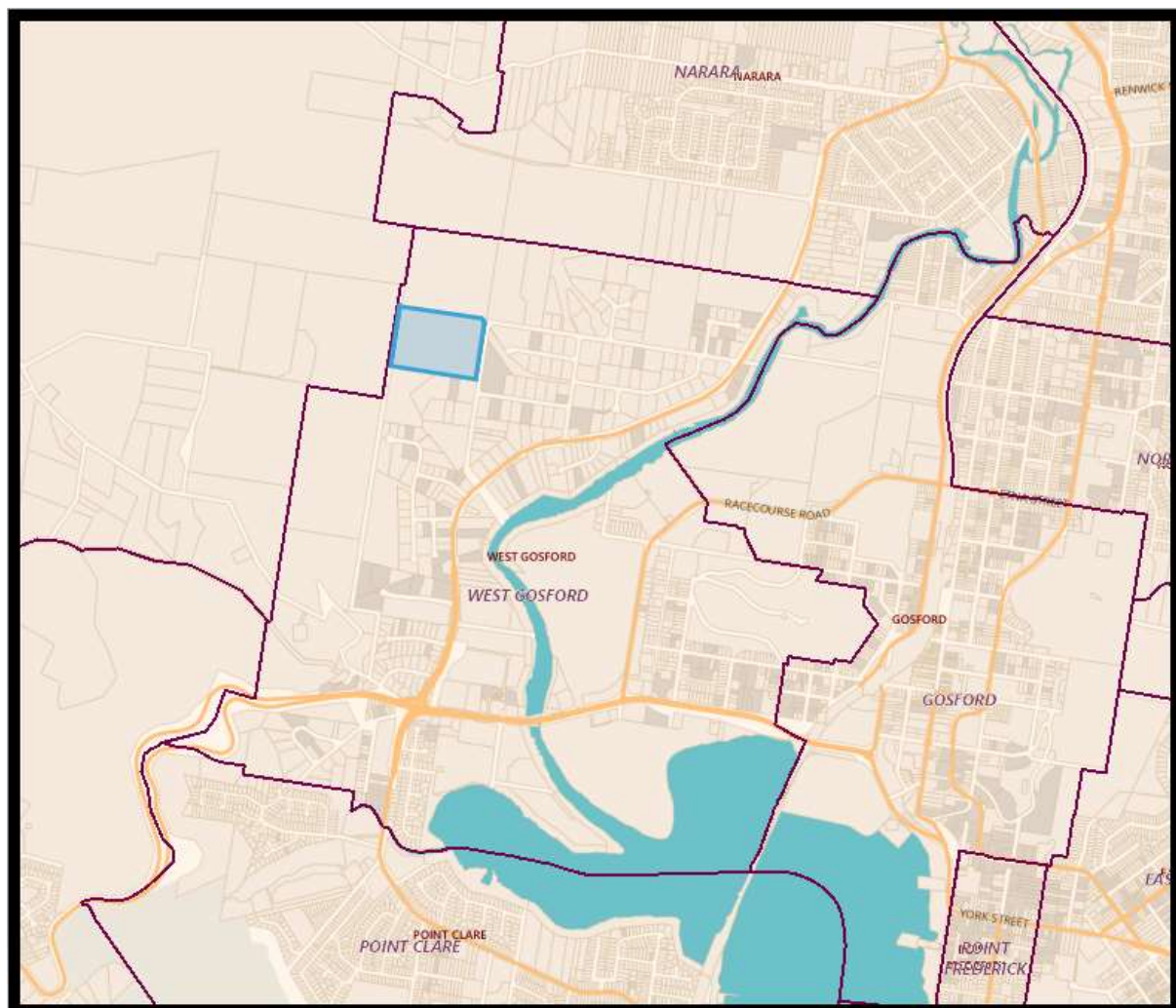


Figure 4: Locality Map - Subject land in Blue

Map B – Aerial Photograph



Figure 5: Aerial Photograph

Map C – Bushfire Hazard

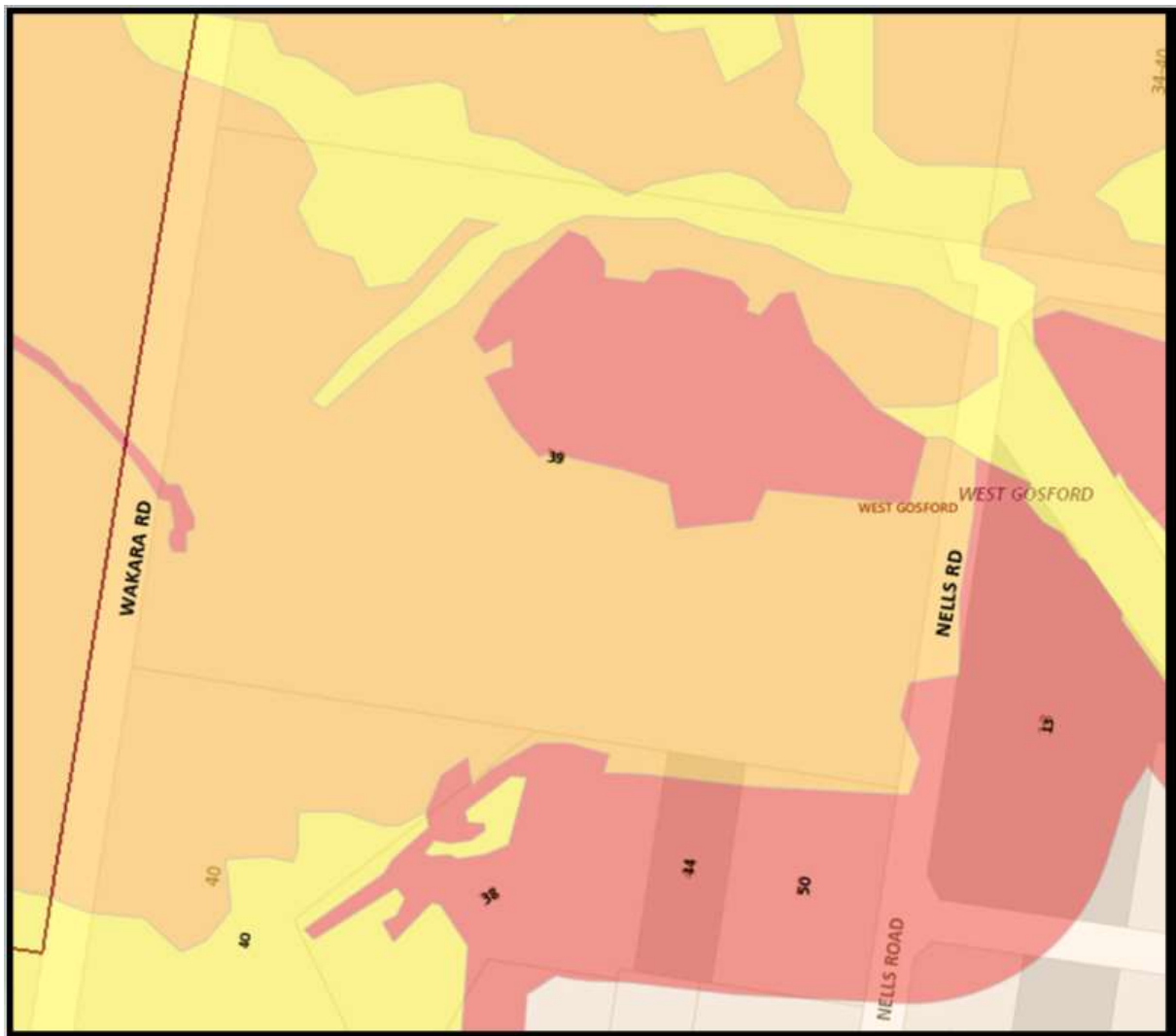


Figure 6: Bushfire Hazard

Map D – Topography (2 metre contours)

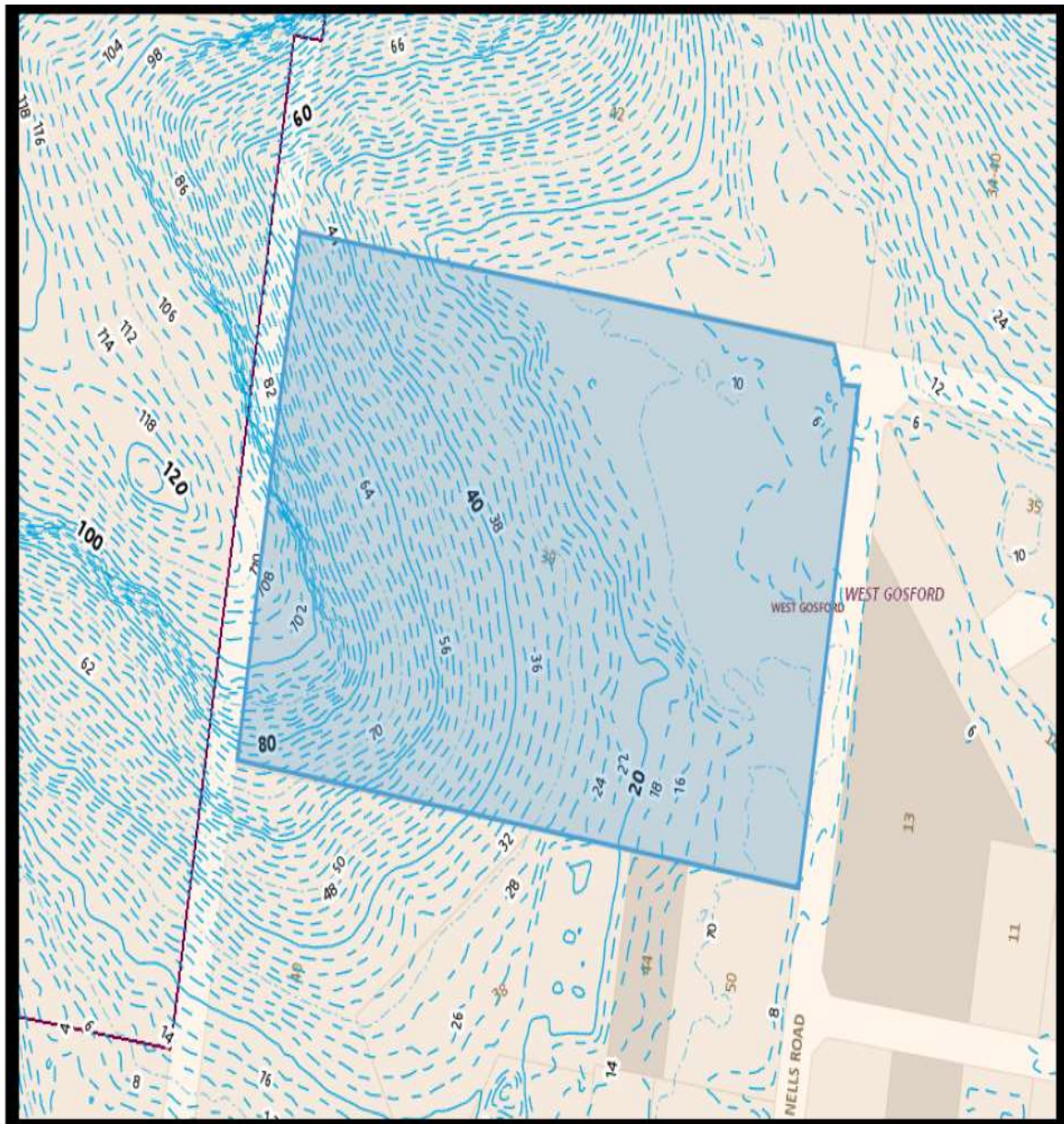


Figure 7: Topography (2 metre contours)

Map E – Current Zoning (Under IDO 122: 7(a) & GLEP 2014: IN1 General Industrial) and Zoning of Adjoining Land under Gosford LEP 2014



Figure 8: Current Zoning (Under IDO 122: 7(a) & GLEP 2014: IN1 General Industrial) and Zoning of Adjoining Land under Gosford LEP 2014