

COMPLIANCE TABLES - ANNEX Q

A.1 STATE ENVIRONMENTAL PLANNING POLICY 71 – COASTAL PROTECTION

Table 1 SEPP 71 - Aims

Aims	Development
To protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast;	Refer to Chapter 3 – Economic and Social Strategic Setting, particularly Section 3.2.
	Refer to Chapter 4 – Environmental Assessment, particular Section 4.2 Flora and Fauna and Section 4.6 Heritage.
to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and	The site has no direct access to the coastal foreshore. The proposal is therefore not required to contribute to its improvement and protection.
to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and	The site has no direct access to the coastal foreshore. The proposal is therefore not required to provide opportunities for new opportunities to the foreshore.
to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and	Section 4.6. – Aboriginal Heritage addresses the significance in relation to Aboriginal heritage.
to ensure that the visual amenity of the coast is protected, and	Section 4.8 – Visual Assessment presents the findings of a comprehensive visual impact assessment that was carried out, as well as measures to be used to protect visual amenity.
to protect and preserve beach environments and beach amenity, and	The proposal does not impact on beach amenity or the beach environment.
to protect and preserve native coastal vegetation, and	The vegetation species located on site and measures that are to be implemented to protection and preserve them are identified within Section 4.2 – Flora and Fauna
to protect and preserve the marine environment of New South Wales, and	The study area does not have direct access to the coastal foreshore and therefore are no direct impacts on the marine environment will be experienced. Potential impacts on the marine environment can be caused through poor quality urban stormwater reaching the ocean and lagoon systems of the coast. Refer to Section 4.3 – Water Cycle Management.
to protect and preserve rock platforms, and	As above.
to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the <i>Protection of the Environment Administration Act 1991</i>), and	Refer to Chapter 6 – Sustainability Assessment and Conclusions
to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and	The primary contributor to urban character is the relationship of built form to surrounding areas, a relationship that is created by building height, setbacks and landscaping. The development of the site needs to have

Aims	Development
	regard for the detached nature of the single storey residences occurring to the north of the site, as well as the larger scenic conservation lots located to the south. What is proposed is a development consisting primarily of detached dwellings on the lower slopes of the site. Whilst the lot size will be marginally larger, and the lot layout different (primarily a response to identified site constraints and the function that the development is to serve) from that of surrounding, it is considered to be consistent with the surrounding residential areas. <i>Section 4.8 – Visual Assessment</i> presents the findings of a comprehensive visual impact assessment that was carried out, as well as measures to be used to protect visual amenity.
to encourage a strategic approach to coastal management.	This LES has been prepared to address how the proposed rezoning aligns with the strategic direction for the development urban areas within the coastal zone. The outcomes of this LES (<i>Chapter 6</i>) aim to ensure that coastal management principles relating to urban expansion, reduction of impacts upon important flora and fauna, sustainability principles and contribution to the Coastal Open Space System are achieved.

Table 2

SEPP 71 –Clause 8 Matters for Considerations

Aims	Development
existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,	The site has no direct access to the coastal foreshore. The proposal is therefore not required to contribute to its improvement and protection.
opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,	The site has no direct access to the coastal foreshore. The proposal is therefore not required to provide opportunities for new opportunities to the foreshore.
the suitability of development given its type, location and design and its relationship with the surrounding area,	The primary contributor to urban character is the relationship of built form to surrounding areas, a relationship that is created by building height, setbacks and landscaping. The development of the site needs to have regard for the detached nature of the single and two storey residences occurring to the north of the site, as well as the larger scenic conservation lots located to the south. What is proposed is a development consisting primarily of detached dwellings on the lower slopes of the site. Whilst the lot size will be marginally larger, and the lot layout different (primarily a response to identified site constraints and the function that the development is to serve) from that of surrounding, it is considered to be consistent with the surrounding residential areas.
any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,	The site is not within the vicinity of the coastal foreshore. The proposal is therefore not required to address any deleterious impacts that development of the site may have on the amenity of the foreshore.
the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,	<i>Section 4.8 – Visual Assessment</i> presents the findings of a comprehensive visual impact assessment that was carried out, as well as measures to be used to protect visual amenity.
measures to conserve animals (within the meaning of the <i>Threatened Species Conservation Act 1995</i>) and plants (within the meaning of that Act), and their habitats,	Refer to <i>Chapter 4 – Environmental Assessment</i> , particularly <i>Section 4.2 Flora and Fauna</i> .
measures to conserve fish (within the meaning of Part 7A of the <i>Fisheries Management Act 1994</i>) and marine vegetation (within the meaning of that Part), and their habitats	Refer to <i>Chapter 4 – Environmental Assessment</i> , particular <i>Section 4.2 Flora and Fauna</i> .
existing wildlife corridors and the impact of development on these corridors,	Refer to <i>Chapter 4 – Environmental Assessment</i> , particular <i>Section 4.2 Flora and Fauna</i> .
the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,	Due to the separation of the site from the coastal foreshore, it is unlikely to be subject to, or contribute to any adverse impacts arising from coastal processes and hazards.

Aims	Development
	A water cycle management plan has been prepared which will ensure that water quality impacts on coastal lagoons and waterways are limited. See <i>Section 4.3 Water Cycle Management</i> .
measures to reduce the potential for conflict between land-based and water-based coastal activities,	The site has no direct water frontage, therefore the potential for conflict between land – based and water – based coastal activities are considered to be minimal.
measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,	<i>Section 4.6.1 – Aboriginal Heritage</i> addresses the significance in relation to Aboriginal heritage.
likely impacts of development on the water quality of coastal waterbodies,	The study area does not have direct access to the coastal foreshore and therefore are no direct impacts on the marine environment or coastal waterbodies are expected. Potential impacts on the marine environment can be caused through poor quality urban stormwater reaching the ocean and lagoon systems of the coast. Refer to <i>Section 4.3 – Water Cycle Management</i> .
the conservation and preservation of items of heritage, archaeological or historic significance,	Refer to <i>Chapter 4 – Environmental Assessment</i> , particularly <i>Section 4.6 Heritage</i> .
only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,	This LES has been prepared to explain how the proposed rezoning aligns with the strategic direction for the development urban areas within the coastal zone. The proposal aims to ensure that coastal management principles relating to urban expansion, reduction of impacts upon important flora and fauna, sustainability principles and contribution to the Coastal Open Space System are achieved. The proposal will allow for a logical infilling of the final gap in the extensive urban corridor connecting Erina to Terrigal. The additional of a large portion of the site to the COSS will ensure that the boundary of the urban corridor is clearly defined.
only in cases in which a development application in relation to proposed development is determined: (i) the cumulative impacts of the proposed development on the environment, and (ii) measures to ensure that water and energy usage by the proposed development is efficient.	No development application is being lodged at this stage, therefore this section does not require further consideration.

Table. 3 *Centres and Housing - Actions*

Actions	Proposal
4.2 Councils are to provide for a mix of housing types, including housing that will accommodate an ageing population and smaller sizes through the preparation of LEP's and strategies.	The draft LEP will allow for the establishment of an entirely new type of housing stock. The success of the proposal will be monitored and if successful will be able to be replicated and possibly included within future reviews of the CCS.
4.6 Land to be rezoned for housing during the life of the strategy is to be located within existing urban areas, existing MDP areas, areas identified through the preparation of LEP's and Greenfield areas nominated in the North Wyong Shire Structure Plan.	The site is located in a gap within the Terrigal – Erina urban corridor and represents logical infill development.
4.10 Provide around 70% of new housing in existing urban areas and the new Warnervale town centre by: • focusing new development in key areas to take advantage of services, shops and public transport as well as identifying and preserving the character of the Central Coast's smaller neighbourhoods and suburbs; • ensuring that existing centres will be developed consistent with the centres hierarchy.	This new type of housing stock is being provided in a gap within the existing urban mosaic and represents logical infill development which is able to take full advantage of existing infrastructure, maintains the low density nature of the area and maintains the ecological and aesthetic values of the area.
4.11 Urban land releases to contribute to additional regional infrastructure costs in line with adopted government policy regarding infrastructure contributions.	The proposed hi – tech home business estate will be developed in accordance with any adopted government policy and provide any contributions where applicable.
4.16 Councils to prepare locally responsive design guidelines for the urban areas and include provisions to ensure that new development is consistent with these guidelines.	The hi – tech home business estate arising from the draft LEP will be developed in accordance with any locally responsive design guidelines. Additionally, Crighton Properties will consult with Council to develop an additional site specific set of design guidelines which address site specific constraints and opportunities as well as the sites relationship to adjoining areas.
4.17 Council to incorporate provisions into new development control plans that require new buildings to be designed to be able to adapt to meet the needs of a changing demographic and, where appropriate, to alternative future uses.	Any such provisions will be adhered to when individual building designs and site layout is being developed.
4.18 In planning for development and redevelopment of urban areas, councils are to consider the need for civic open space and access to a variety of open space and recreation opportunities (e.g. coastal foreshore and riparian land), in a manner that is consistent with the maintenance of ecological values	A number of open space and recreation facilities are proposed as part of the hi – tech home business estate, including tennis courts, swimming pool, BBQ area and passive recreation areas. This will be available to residents of the site as well as those in surrounding residential areas.
4.21 Councils and the NSW Government are to undertake integrated land use and	The proposal demonstrates how traffic generation can be reduced and will result in

Actions	Proposal
transport planning to ensure that opportunities to benefit from infrastructure investment are realised.	significant environmental, social and economic benefits for the whole community.
4.22 Councils are to ensure location of new dwellings improves the Regions performance against the target for State Plan priority E5 'Jobs closer to home - increase the proportion of people living within 30 minutes of a city or major centre by public transport in metropolitan Sydney'.	Priority E5 of the New South Wales State Plan places increasing focus on putting in place mechanisms and infrastructure for people to work and carry out important activities closer to home. The proposed hi - tech home business estate will enable this to occur as people's place of residence, employment, and neighbourhood facilities will be at the same point, drastically minimizing the need to travel for work purposes. Additionally, the high speed internet and communication facilities further lessens the reliance and necessity for work related travel.
4.24 The Department of Planning is to assess proposed land release areas against sustainability criteria and implications on infrastructure funding.	An assessment of the proposal against sustainability criteria has been provided.

Table 4 *Economy and Employment - Actions*

Actions	Proposal
5.1 Promote economic and employment growth in the region to increase the level of employment self containment and achieve the capacity for more than 45 000 new jobs on the Central Coast over the next 25 years;	The draft LEP will promote economic and employment growth by introducing a completely new form of housing stock and contributing to the needs of the strongly growing home business sector.
5.2 LEP's are to be consistent with the Central Coast Regional Strategy, the related employment capacity targets and provide a distribution that reflects the centres hierarchy;	Many of the goals set by the CCS will be achieved (eg) increased local employment, if the proposed hi - tech business park proceeds.
5.3 Councils are to investigate strategies to ensure sufficiently zoned land to enable the provision of comparatively low cost premises for start up business. Centre strategies should include provision of low cost office and studio space to assist business start ups for cultural activities;	The proposed hi - tech business park presents an opportunity to explore the provision of a low cost premises. Through providing a residence and place of work in the one structure, the costs of starting and running a business will be minimized when compared to purchasing/renting a dwelling and office/work space on two entirely separate parcels of land.
5.8 Ensure that development of residential and mixed use buildings in business zones do not result in a weakening of a centres retails and commercial functions;	The draft LEP does not relate to residential and mixed used buildings within business zones.
5.11 Ensure that new retail and commercial development is located in centres. Some local convenience retailing may be required out of centre, however the presence of a convenience shop can initiate a neighbourhood centre, around which other activities such as child care facilities can be located;	The draft LEP proposes retail and commercial development within the business hub only where it is necessary to provide an appropriate level of support and facilities to residents of the site.
5.17 The Department of Planning is to work	No industrial zoning is proposed as part of

Actions	Proposal
with Councils in identifying and implementing measures to manage interface issues between industrial and residential land uses.	the draft LEP.

Table 5

Environment, Heritage, Recreation and Natural Resources - Actions

Actions	Proposal
6.3 LEPs are to appropriately zone land with high state or regional environmental, agricultural, resource, vegetation, habitat, waterways, wetland or coastline values	The draft LEP will provide for all land within the site that is subject to the E2 zoning under draft GLEP (approximately 27.2 hectares) to be dedicated to Gosford City Council as part of the Coastal Open Space System and rezoned RE1 "Public Recreation" (consistent with the zoning of the existing Coastal Open Space System). Additionally, in some areas open space containing substantial areas of riparian vegetation is to be retained, along with all other significant vegetation on site. A core riparian zone and 10 metre buffer zone has been identified and a Vegetation Management Plan (<i>Appendix 6 of Annex C</i>) has been prepared.
6.4 LEPs are to appropriately zone land of high landscape value (including scenic and cultural landscapes)	The visual impact assessment (<i>Section 4.8</i>) demonstrates that the site can be more intensively developed whilst still retaining its aesthetic qualities. With regards to the adjoining conservation zoned lands, the buffer areas proposed will ensure that the amenity and future character of the area is preserved.
6.5 Councils, through preparation of LEPs, are to incorporate appropriate land use buffers around environmentally sensitive, rural and resource lands.	The draft LEP will provide for all land within the site that is subject to the E2 zoning under draft GLEP (approximately 27.2 hectares) to be dedicated to Gosford City Council as part of the Coastal Open Space System and rezoned RE1 "Public Recreation" (consistent with the zoning of the existing Coastal Open Space System). Additionally, in some areas open space containing substantial areas of riparian vegetation is to be retained, along with all other significant vegetation on site. A core riparian zone and 10 metre buffer zone has been identified and a Vegetation Management Plan (<i>Appendix 6 of Annex C</i>) has been prepared.
6.8 Ensure LEPs facilitate conservation of Aboriginal and non-Aboriginal heritage.	No protected areas of Aboriginal cultural heritage are likely to be significantly impacted on the site. See <i>Section 4.6 "Heritage"</i>
6.9 Ensure LEPs do not rezone rural and resource lands for urban purposes or rural	The draft LEP will provide for all land within the site that is subject to the E2 zoning under

Actions	Proposal
residential uses unless agreement from the Department of Planning is first reached regarding the value of these resources.	draft GLEP (approximately 27.2 hectares) to be dedicated to Gosford City Council as part of the Coastal Open Space System and rezoned RE1 "Public Recreation" (consistent with the zoning of the existing Coastal Open Space System).
6.11 Ensure LEPs and other strategies implement the NSW Coastal Policy, the NSW Flood Prone Land Policy and plans prepared in accordance with these documents.	The NSW Coastal Policy has been considered (refer to above). The site has little Flood Prone Land and therefore the Flood Prone Land Policy has little relevance as all development is proposed on land which is not flood prone.
6.12 Protect the health of the Central Coast's waterways, including the coastline, estuaries and lakes by integrating relevant objectives and targets from the Hunter-Central Rivers and Hawkesbury Nepean Catchment Action Plans, Stormwater Management Plans and Estuary Management Plans into local planning.	The future development of the site will incorporate a comprehensive water cycle management plan which identifies strategies such as wastewater effluent recycling, stormwater collection and reuse and the implementation of water quality measures to treat stormwater runoff.
6.17 Councils are to ensure LEPs have regard for State Environmental Planning Policy No. 71 Coastal Protection.	SEPP 71 Coastal Protection has been considered (refer to above).
6.18 Councils are to continue to maintain or improve the provision of local open space, particularly in centres along strategic bus routes and around centres where urban growth is being located.	The proposal includes the dedication of a significant parcel of land to Council under Councils Coastal Open Space System (COSS). This land comprises approximately 27.2 hectares and will provide a link which will allow the residents of Avoca Beach to access Kincumber Mountain Reserve via Picketts Valley Road;

Table 6

Natural Hazards - Actions

Actions	Proposal
7.1 Councils are to prepare (or update) floodplain, estuary and coastal zone management plans in order to reduce risks from natural hazards. These plans must be completed and considered on planning decisions made within the areas that they apply.	Due to the separation of the site from the coastal foreshore, it is unlikely to be subject to, or contribute to any adverse impacts arising from coastal processes and hazards.
7.2 Local environmental plans will zone areas subject to high hazard to reflect the capabilities of the land.	As above.
7.4 Local environmental plans will zone waterways to reflect their environmental, recreational or cultural values.	A core riparian zone and 10 metre buffer zone has been identified and a Vegetation Management Plan (<i>Appendix 6 of Annex C</i>) has been prepared. A water cycle management plan has been prepared which will ensure that water quality impacts on coastal lagoons and waterways are limited. See <i>Section 4.3 Water Cycle</i>

Actions	Proposal
	<i>Management.</i>
	No protected areas of Aboriginal cultural heritage are likely to be significantly impacted on the site. See Section 4.6 "Heritage"
7.5 Local environmental plans will make provision for adequate setbacks in areas at risk from coastal erosion and / or ocean based inundation in accordance with Coastal Zone Management Plans.	Due to the separation of the site from the coastal foreshore, it is unlikely to be subject to, or contribute to any adverse impacts arising from coastal processes and hazards.

Table 7 *Water - Actions*

Actions	Proposal
8.2 Councils must incorporate appropriate water efficiency, integrated water cycle management and water sensitive urban design initiatives in local planning, development standards, policies and LEPs.	The proposal seeks to appropriately preserve and rehabilitate the water courses and riparian areas and put in place appropriate water sensitive urban design measures.
8.4 Require new residential development to comply with BASIX targets to reduce water consumption and energy consumption.	The construction of the future dwellings will be undertaken in a manner that exceeds the requirements set out within State Environmental Planning Policy – BASIX. This will significantly lessen the energy and water requirements when compared to a standard residential housing estate
8.5 Ensure that LEPs seek to improve existing land use conflicts with defined water catchment areas.	The proposal seeks to appropriately preserve and rehabilitate the water courses and riparian areas and put in place appropriate water sensitive urban design measures.

Table 8 *Regional Infrastructure - Actions*

Actions	Proposal
9.5 In preparing LEPs Councils are to liaise with road, rail, water and energy providers and make provision for any regional road, rail, gas, water or electricity infrastructure corridors that may be required.	The additional traffic generated by the development can be accommodated on the local road network and the local roads will remain within their road capacity limits. The existing water supply reticulation adjacent to the site should be able to accommodate the proposed development of the site, without the need for any major upgrade of the local water supply system. Energy Australia has put in place a \$405 million five year plan (2007-2012) to maintain and improve the performance of the electricity supply network within the Central Coast region. This substantial investment will ensure that growth areas are able to be provided with a reliable supply of electricity.

Actions	Proposal
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Table 9 *Regional Transport - Actions*

Actions	Proposal
10.10 Concentrate employment in areas that allow for efficient public transport servicing, such as centres and specialised key nodes.	Two bus routes pass directly past the site, providing transport links to Erina, Terrigal, Gosford and to the rest of the greater metropolitan area. The primary identified impact on the bus routes assessed will be to provide additional patronage to a key bus corridor thus enhancing viability. The concept plan that has been prepared provides pedestrian and cycling links through the site and into the COSS, significantly augmenting current access to the reserves for the local community.

Table. 10 *Sustainability Criteria*

Measurable Threshold of Sustainability Criteria	Draft LEP
1. Infrastructure Provisions Development is consistent with the Central Coast Strategy, the relevant Residential Strategy, North Wyong Structure Plan, applicable regional infrastructure plan, Metropolitan Strategy and relevant section 117 directions; Provision of infrastructure is costed and economically feasible based on Government methodology for determining infrastructure contribution; and Preparedness to enter into a development agreement.	Presently, the primary driver behind the provision of infrastructure as contained within the CCS is the State Infrastructure Strategy (SIS). However, it is recognised that the SIS requires a number of regional plans to achieve its aims. Therefore the CCS requires that within five years of the final document being introduced, Gosford City Council is to develop and implement the following: • A Regional Economic Development and Employment Strategy; • Gosford Regional City by Cities Taskforce; and • Regional Conservation Plan The CCS directs that the Gosford Regional City by Cities document include specific infrastructure plans. As this has yet to be developed, consistency of infrastructure provisions in accordance with the CCS is impossible to establish. However, the servicing plan provided as <i>Annex S</i> demonstrates the any development of the land arising from the draft LEP is able to be adequately serviced without major augmentation to the existing infrastructure. The government methodology for determining infrastructure contributions is yet

Measurable Threshold of Sustainability Criteria	Draft LEP
	to be made publicly available. The proponent is prepared to enter into a development agreement as discussed in <i>Chapter 6</i>.
2. Access Accessibility of the area by public transport and appropriate road access in terms of: • Location/Landuse to existing networks and related activity centres; • Network: the areas potential to be serviced by economically efficient public transport services; • Catchment: the areas ability to contain or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals. No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.	The proposal has the potential to have a positive impact on the regional road network given the high likelihood of reduced travel times. Local traffic generation is expected to be similar to a traditional housing estate. Local bus services will provide public transport where required. The site is in close proximity to the Terrigal CBD and Erina Fair (<i>see Figure 1.1</i>). Overall the proposal is anticipated to have a net positive impact on the subregional road network and likewise the rail, bus and ferry networks should not be negatively impacted.
3. Housing Diversity Contributes to the geographic market spread of housing supply, including any government targets established for housing of the aged or disabled or affordable housing.	The draft LEP facilitates the development of the site for the purposes of a hi - tech home business estate. This is a completely new form of housing stock, adding to the housing diversity within the LGA. The draft LEP will not contribute to the meeting of any government targets established for housing of the aged or disabled or affordable housing.
4. Employment Lands Maintains or improves the existing level of subregional employment self containment; Meets subregional employment capacity targets. Employment related land is provided in appropriately zoned areas.	The overall increased choice and number of employment opportunities that are likely to arise from the proposal will limit the amount of commuters who reside in the area yet work in the adjoining larger metropolitan areas of Sydney and Newcastle. The technological facilities that will be available within the proposal will allow people to live and work from the Terrigal area yet still be able to access and receive information from outside the region in a prompt and reliable fashion. The CCS provides that 11,200 jobs are to be provided within the 25 year period outside of the specific subregional areas (Gosford, Tuggerah/Wyong and the North Wyong Structure Plan Area). The employment assessment undertaken as part of the draft LEP (<i>see Section 3.2.1</i>) estimates that the Hi - Tech Home Business estate will create a direct total of 220 full time equivalent (FTE) jobs, a

Measurable Threshold of Sustainability Criteria	Draft LEP
	further 220 national FTE jobs, as well as 1,105 FTE jobs during the construction phase. This provides a significant contribution to the attainment of the subregional employment capacity targets. Due to the complex nature of the hi -tech home business estate, there are no existing zonings within the IDO No. 122 which provides for an adequate array of land use types to be developed. The purpose of this LES is to identify the suitability of the site for the proposal, as well as providing an appropriate rezoning mechanism.
5. Avoidance of risk Where relevant, available safe excavation route (flood and bushfire) No residential development within the 1:100 floodplain. Avoidance of physically constrained land with high slope and erosion risk. Avoidance of land use conflicts with adjacent, existing or future land use and rural activities as planned under the Regional Strategy.	A Bushfire Risk Assessment has been undertaken (<i>Section 4.4</i>) which demonstrates that development arising from the draft LEP is capable of fully complying with the provisions of Planning for Bushfire Protection 2006, this includes safe evacuation routes. Residential development on the site is not proposed in areas subject to inundation during a 1 in 100 year flood (see <i>Annex G</i>). A site analysis has been undertaken which has identified areas of potentially physically constrained land. These areas are not proposed to be developed. Dedication of large areas of the site to Council's COSS also acts to provide a buffer to adjoining rural residential land uses, minimising the potential for the sterilization of potential rural activities on these lots. With regards to the adjoining residential uses, the relatively low key nature of the small home based businesses and the associated business hub is considered a compatible land use type.
6. Natural Resources Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and environmental flows; Demonstrates most efficient / suitable land use. Avoids identified significant agricultural land; Avoids impacts on productive resources lands, extractive industries, coal, gas and other mining, fishing and aquaculture; Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy. Requirements	See <i>Section 3.5 "Provision of Services"</i> The site analysis undertaken, and the investigation of potential site constraints and impacts arising from development of the site has indicated that a large lot, low impact home business estate is a suitable land use. The site is not included within any farmland mapping projects as being significant agricultural land. The site does not contain any known productive resource lands. See <i>Section 3.5 "Provision of Services"</i> Any subsequent development of the site will have regard for the concepts of energy

Measurable Threshold of Sustainability Criteria	Draft LEP
demonstration of efficient and sustainable supply solution.	efficient urban design, with any dwellings needing to comply with the provisions of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
7. Environmental Protection	A Regional Conservation Plan developed in accordance with the CCS has not yet been prepared.
Consistent with government approved Regional Conservation Plan;	The Ecological Site Assessment (<i>Annex C</i>) undertook a consideration of improvement or maintenance of biodiversity values. It was concluded that with the implementation of the following mitigation measures, the biodiversity outcomes resulting from the site development would be maintained or improved:
Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by the DECC and DPI). This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats;	• retention and restoration of riparian vegetation; • retention of areas of endangered ecological communities; • retention and protection of areas of vegetation in good condition with high biodiversity values; • retention of habitat linkages to conservation reserves; • retention of habitat for threatened fauna species; • transfer of land to public reserve as part of the Coastal Open Space System; • preparation and implantation of an Ecological Site Management Plan and Vegetation Management Plans for areas of retained vegetation, including riparian vegetation; • preparation and implementation of an integrated water quality management system; and • implementation of habitat enhancement measures as identified in the Ecological Site Management Plan.
Maintains or improves existing environmental condition for air quality;	
Maintains or improves existing environmental condition for water quality and quantity;	
Consistent with community water quality objectives for recreational water use and river health (DECC and CMA);	
Consistent with catchment and stormwater management planning (CMA and Local Council);	
Protects areas of Aboriginal cultural heritage value (as agreed by DECC).	The hi – tech home business estate does not contain land uses that will degrade air quality. Additionally, the provision of jobs within the Gosford LGA will lessen the amount of out commuting that takes place out of the region, thus reducing air quality impacts associated with vehicle usage. A water cycle management plan has been prepared which aims to improve the environmental condition for water quality and quantity consistent with community water quality objectives and catchment and stormwater management planning;. See <i>Section 4.3 “Water Cycle Management” and Annex G.</i>

Measurable Threshold of Sustainability Criteria	Draft LEP
	See Above
	See Above
	No protected areas of Aboriginal cultural heritage are likely to be significantly impacted on the site. See <i>Section 4.6 "Heritage"</i>
8. Quality and Equity in Services	
Available and accessible services;	The water cycle management plan assesses the availability of essential services. It concluded that with some minor augmentation of existing infrastructure the site can be adequately serviced. See <i>Section 3.5 "Services"</i>
Do adequate services exist;	
Are they at capacity or is some capacity available;	See Above
Has government planned and budgeted to further service provision;	See Above
Development funding for required service upgrade/access is available.	See Above
	The funding of any required service upgrade works will be provided as part of the proposed development.

Table.11 *Creating Economic Opportunity and Employment*

Gosford Vision	Rezoning
Work through Local Government to facilitate public/private partnerships that promote economic investment	Not applicable
Foster an efficient transportation system that moves people to work and goods to market with minimal congestion.	Refer to <i>Section 4.7 – Traffic</i>
Improve telecommunications and broadband coverage throughout the region.	One of the key underlying concepts of the concept of a hi-tech home business park will be the provision of fast broadband connectivity to all dwellings/businesses within the site.
Promote access to continuing education and training in sustainable technology for all Gosford residents at suitable venues and levels of ability.	As part of the development that would arise as a result of the draft LEP, a “business support hub” is proposed consisting of a range of conference facilities, clerical facilities and other business support related facilities.
Promote the formation of new businesses through business networks and an innovative, technology driven industry.	The hi-tech home business estate will provide an opportunity for a cluster of small businesses to exchange information and business practice ideas. It is anticipated that this will facilitate and enhance innovation.
All levels of government to join in the development of industries into viable concerns.	Not applicable
Promote environmentally sustainable industry and innovative technology in the local economy.	The environmental impact assessment undertaken as part of this LES demonstrates that development of the site is able to be undertaken in an environmentally sustainable manner. The clustering of small business with access to high speed internet access has the potential to create for a large degree of information exchange between businesses. This may encourage the business activity within the region, with a flow on effect to the economy. See <i>Section 3.2</i>.
Promote and support sustainable agriculture, small scale farms and market gardens throughout the region that bring people and economic vitality to the area.	The land has minimal agricultural value, therefore its development will not preclude the promotion and support of sustainable agriculture in the region.
Promote Gosford as a Centre of Excellence for specifically identified sectors with specialised facilities and integrated community programs.	The concept of a hi – tech home business estate on this site with access to specialized business support and community facilities is providing the opportunity for the promotion of Gosford as a centre of innovation in business practices.
Develop new incentives such as tax benefits and training that help promote employment for early school leavers.	Not applicable.
Capitalise on Gosford’s unique marine – oriented natural assets to develop distinctive ventures, e.g. tourism, sport, health, boat building.	Not applicable

Gosford Vision	Rezoning
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Table 12 - Improving Transportation and Infrastructure

Gosford Vision	Rezoning
Use government, community and stakeholder collaboration to strategically manage urban growth. Promote effective community input into collaborative activities.	As part of the requirements of the Environmental Planning and Assessment Act 1979, public display, community consultation and input is required during the preparation of any draft LEP. Consultation with all relevant stakeholders will occur during the public exhibition of the draft LEP and accompanying LES.
Promote compact, efficient development that balances commercial, industrial, institutional and residential uses with natural areas, recreation and sport, through land use based on “smart growth” principles.	The proposed hi – tech home business estate provides an opportunity to blend residential and commercial land uses in a manner that respects the natural attributes and constraints present within the site. The opportunity exists to provide for the completion of an urban corridor which connects Erina to Terrigal in a manner that provides for a compact, logical extension of the urban area.
Concentrate growth in urban areas where infrastructure, transport and services can support it.	See <i>Section 3.5</i> where the capacity of existing infrastructure is noted as adequate provided minor upgrading is undertaken to accommodate the proposal.
Provide infrastructure in advance of new industrial, commercial and residential development, including funding by developer contributions.	The comments above are relevant as is the fact that the proponent is prepared to enter into a development agreement (see <i>Chapter 6</i>).
Consider best practice water and catchment management, supply dams, sewerage, reticulation of grey water and potable water, electricity and gas supply and communications in planning for new infrastructure.	A Water Cycle Plan has been prepared (<i>Annex G</i>) for implementation. The use of water sensitive urban design principles in conjunction with the reuse of wastewater and stormwater will achieve a 50% reduction in the demand for potable water relative to a comparable standard urban area. As well, the active management of stormwater run – off from the site during any construction works, dwelling construction will ensure that there are no unacceptable discharges from the site. These measures mean that the development will out perform the BASIX targets and will set a new benchmark for water efficiency.
Capture and recycle stormwater through a variety of environmentally sustainable means.	See Above
Link Gosford with major urban centres, including Sydney and Newcastle, through an integrated, multi – modal transport system including light rail on major routes, mini – buses and a Brisbane Water ferry service.	Not applicable
Make adequate parking available in the Gosford CBD and at regional “park and ride” facilities.	Not applicable

Gosford Vision	Rezoning
Expand identified vehicle free, pedestrian only zone in the Gosford CBD.	Not applicable
Link walking pathways with public transport that has adequate security and ticketing facilities.	Not applicable
Accommodate cyclists in and between urban centres through an integrated system of cycleways.	As part of any development of the site, a comprehensive cycleway and footpath system will be put in place. This will include a connection to the COSS to the south of the site.
Develop a comprehensive program to provide footpaths, kerbs and guttering for roads in both new and existing neighbourhoods.	These matters will be addressed in detail in future development applications following the successful rezoning of the site.
Use contingency planning to help prepare for disruptions in infrastructure.	Not applicable

Table 13 *Protecting the Environment*

Gosford Vision	Rezoning
Respect and protect Gosford's sacred Aboriginal culture, sites and "keeping places".	No items of Aboriginal cultural heritage are likely to be significantly impacted on site (<i>Section 4.6.1</i>)
Continue to protect the regions ridgelines from urban development.	The E2 zoned land on the southern portion of the site which provides a prominent visual backdrop will remain undeveloped and be dedicated to the Council and form part of the COSS. <i>Section 4.8</i> summarises the findings of the visual impact assessment which concludes that the development of the site will not create any adverse visual impact.
Protect and enhance COSS reserves with appropriate buffer – zones and create natural linkages across the landscape.	As part of any development of the site, all RE1 zoned land will remain undeveloped and be dedicated to Council as part of the COSS.
Protect and actively manage the regions natural habitats; protect and conserve corridors for wildlife migration so that a diversity of native plants and animals thrive across the region.	See <i>Section 4.2 Flora and Fauna</i> .
Maintain all of Gosford's waterways – including coastal lagoons, estuaries, beaches and dunes – as pollution free, natural habitats to ensure continuance of their healthy function.	A Water Cycle Plan has been developed (<i>Annex G</i>) for implementation. The use of water sensitive urban design principles in conjunction with the reuse of wastewater and stormwater will achieve a 50% reduction in the demand for potable water relative to a comparable standard urban area. The active management of stormwater run – off will ensure that there are no unacceptable discharges from the site.
Develop a closed loop system in Gosford to conserve/recycle/reuse energy, water and waste.	See Above

Gosford Vision	Rezoning
Promote the use of renewable, sustainable energy sources in industrial, commercial and residential sectors.	See Above
Support the use of energy – efficient, non – polluting and sustainable modes of transport.	The establishment of a large number of small businesses in the site should foster business development and reduce car usage.
	See Section 4.7 Traffic.
Promote the harvesting and storage of stormwater and the treatment of effluent to drinking standard.	While effluent is not proposed to be treated to drinking standards, harvesting of stormwater and effluent is proposed to reduce by 50% the demand on potable water.
Develop a tree planting program that promotes the use of local native species.	Whilst not directly applicable to the draft LEP, a revegetation plan has been developed which is aimed at retaining prominent vegetation features, rehabilitating degraded areas, and promoting the health of the riparian ecosystems which exist on site.
	See Section 4.2 Flora and Fauna
Maintain Gosford's village character within designated green zones to retain the character and identity of the local communities.	Riparian areas are to be rehabilitated and the COSS will be significantly enhanced.
Retain agricultural lands on the plateau and encourage the development of sustainable organic agriculture and horticultural industries.	Not Applicable
Promote low rise development around compact urban areas to reduce urban sprawl and retain bushland and rural landscapes.	A Concept Plan has been prepared which responds to the constraints identified and provides for larger lots adjoining bushland to act as a buffer or transition area.

A.4 NEW SOUTH WALES COASTAL POLICY

Table 14 Goal 1 – To Protect, Rehabilitate and Improve the Natural Environment

Strategic Actions	Draft LEP
1.1.2 – Land (including submerged land) identified as having high land and/or marine and estuarine conservation values will be: • where publicly owned, assessed for dedication or reservation as appropriate under the National Parks and Wildlife Act 1974, the Fisheries Management Act 1994, the Crown Lands Act 1989, or declared under the Marine Parks Act 1997; and • where privately owned, assessed for acquisition to the National Parks or Crown Reserves system or for declaration as a Marine Park or Aquatic Reserve with the consent of the owner.	A large portion of the site has been identified for dedication to Councils Coastal Open Space System.
1.1.5 – Councils will be encouraged to classify open space and land with conservation value as community land under the Local Government Act.	See Above

Strategic Actions	Draft LEP
1.1.9 - Local environmental plans will be prepared with appropriate zonings and other provisions for areas of recognised conservation value	All land to be dedicated to the COSSS will be appropriately zoned to reflect its high scenic and environmental conservation. A RE1 zone is proposed as part of the Draft LEP.
1.1.11 - Regional open space networks/corridors (including water areas) should, where possible, be used to protect natural habitats and environments	Dedication of land to the COSSS will substantially add to the regional open space network that exists, further adding to the protection of areas of high conservation value.
1.3.7 - The highest possible quality of coastal waters will be ensured by: - establishing water quality and environmental flow objectives for coastal rivers and implementing through catchment plans; - basing waste water discharge limits on the relevant national water quality guidelines and the local ambient water quality objectives in accordance with the Australian Water Quality Guidelines for Fresh and Marine Waters (ANZECC, 1992); - assessing the quality of ocean and estuarine waters against local water quality objectives, where established, and otherwise by using the ANZECC (1992) Marine Water standards as benchmarks; and - monitoring dispersion of pollutants in coastal waters	A water cycle management plan has been prepared (<i>Annex G</i>) for the future development of the site. This is summarized within <i>Section 4.3</i> and is aimed at ensuring the highest possible quality of water flows leaving the site, particularly given the sites location within the Terrigal Lagoon catchment. This plan has been prepared having regards for the Australian Water Quality Guidelines for Fresh and Marine Waters, with an accompanying monitoring plan to be developed to ensure that any water management system installed will be achieving the desired outcomes.
1.3.14 - The State Groundwater Policy will be developed and used in the management of the groundwater resources covered by the coastal policy to ensure the maintenance of essential linkages between groundwater, surface water and the coastal environment.	No significant groundwater resources were encountered during site investigations. The water cycle management plan will ensure that all waters entering the groundwater or surface water systems will not impact significantly on the ecology of these water resources.

Table 15 ***Goal 2 - To Recognise and Accommodate Natural Processes and Climate Change***

Strategic Action	Draft LEP
2.1.1 - Coastline, estuary and floodplain management plans will continue to be prepared by local councils and integrated into local environmental plans to address planning and development issues in accordance with the Coastline, Floodplain and Estuary Management Manuals.	The Terrigal Lagoon Management Plan as it applies to the draft LEP has been addressed within <i>Section 2.5.6</i> .
2.2.2 - Appropriate planning mechanisms will be considered for incorporating sea level change scenarios set by the Inter - governmental Panel of Climate Change.	Due to the topography of the site, it is not considered to be subject to any increased risk of inundation due to any potentially occurring sea level change scenarios.

Table 16

Goal 3 – To Protect and Enhance the Aesthetic Qualities of the Coastal Zone

Strategic Action	Draft LEP
3.1.1 – Significant coastal lands with scenic qualities will continue to be acquired under the Coastal Lands Protection Scheme.	As part of the draft LEP, land within the site that has been identified as having high scenic and environmental conservation value has been set aside for dedication to the COSS.
3.1.2 – Provisions to protect areas or items of high aesthetic value will continue to be considered when preparing planning instruments and plans of management.	The RE1 zoned land on the southern portion of the site which provides for the prominent visual backdrop will remain undeveloped and be dedicated to the Council and form part of the COSS. <i>Section 4.8</i> summarises the findings of the visual impact assessment which concludes that the development of the site will not create any adverse visual impact.
3.2.4 – In preparing and amending regional and local environmental plans and development control plans and when assessing development applications, consideration of the design and locational principles contained within the Coastal Policy will be required.	The design and locational principles contained within the policy apply primarily to land located within sensitive coastal foreshore locations and the construction of buildings over 14 metres. Further consideration of these principles is not required given the location of the site away from the foreshore and the fact that a low scale development is proposed.
3.3.1 – Local and regional housing strategies for coastal towns will continue to be developed to encourage compact towns in a range of sizes and with a variety of forms.	The proposed hi – tech home business estate provides an opportunity to blend residential and commercial land uses in a manner that respects the natural attributes and constraints present within the site. The opportunity exists to provide for the completion of an urban corridor which connects Erina to Terrigal in a manner that provides for a compact, logical extension of the urban area.

Table 17 **Goal 4 –To Protect and Conserve Cultural Heritage**

Strategic Action	Draft LEP
4.1.2 – Local and regional coastal heritage resources will be identified and assessed by heritage studies and, where appropriate, identified for conservation or protection by relevant provisions in regional environmental plans and local environmental plans and relevant provisions of the Local Government Act 1993.	No items of European heritage have been identified as occurring on or within close proximity to the site. No items of Aboriginal cultural heritage significance were identified on the site during the survey with representatives of local Aboriginal groups.
4.1.4 – Planning instruments, development control plans and design guidelines will identify and consider significant views and vistas within and from towns , including street patterns and layout and items of heritage significance, in planning for towns.	The RE1 zoned land on the southern portion of the site which provides for the prominent visual backdrop will remain undeveloped and be dedicated to the Council and form part of the COSS. <i>Section 4.8</i> summarises the findings of the visual impact assessment which concludes that the development of the site will not create any adverse visual impact.

Table 18

Goal 5 – To Promote Ecologically Sustainable Development and Use of Resources

Strategic Action	Draft LEP
5.1.2 - The land use requirements identified in regional industry and regional economic development strategies, including tourism strategies, will, as appropriate, be considered in the preparation of local and regional environmental plans.	The draft LEP has been prepared having regard for the strategies as contained with the Central Coast Regional Strategy. This assessment is contained within <i>Section 2.4.2</i>
5.1.3 - The systematic program of assessing and mapping rural land capability and agricultural land classification will continue in order to identify land which should be protected for agricultural purposes.	The site has not been mapped as containing any locally, regionally or state significant agricultural land.
5.1.7 - The identification and facilitation of key areas of opportunity for, and development of, aquaculture will be undertaken.	Given the topography and location of the site it is considered inappropriate for the purposes of land based aquaculture.
5.1.8 - Mineral exploration ventures which create potential opportunities for ecologically sustainable development and which do not adversely impact on environmentally significant sites will be identified and facilitated.	The draft LEP does not contain provisions for any mineral exploration ventures, nor does the site contain any known significant mineral resources.
5.2.3 - Management plans prepared for coastal areas will be considered in the preparation of REF's, LEP's and DCP's, so as to achieve integrated, responsible and ecologically sustainable development and use of resources.	The draft LEP has been prepared having regard for the Terrigal Lagoon Management Plan, the Coastal Open Space System, the Central Coast Regional Strategy and all other relevant planning documents and management plans. It is considered that the draft LEP provides for the responsible economic, social and environmental sustainable development of the site.
5.2.11 - Local Councils will be encouraged to undertake forward planning for tourism, such as via the preparation of local and/or regional tourism development plans.	The draft LEP does not contain any provisions pertaining to the development of forward planning for tourism.

Table 19

Goal 6 – To Provide for Ecologically Sustainable Human Settlements

Strategic Action	Draft LEP
6.1.1 – Coastal urban planning/settlement strategies prepared by DoP will ensure recognition of environmentally sensitive areas or natural and cultural heritage resources when identifying suitable areas for urban growth.	The draft LEP has been prepared having regard for the coastal urban settlement strategies as contained within the following: • Central Coast Regional Strategy; and • Gosford City Residential Strategy It is considered consistent with the provisions of each of these urban settlement guidelines.
6.1.2 – Local councils will prepare urban land release/settlement strategies prior to major rezonings of rural land for urban expansion or will ensure that any such rezonings are consistent with endorsed regional settlement strategies.	See Above
6.1.4 – Canal estate development will not be permitted and a State Environmental Planning Policy made to implement the policy.	The draft LEP does not propose any canal estate development as prohibited by the provisions of State Environmental Planning Policy 50 – Canal Estate Development.
6.2.1 – Planning instruments and development control plans will define the boundaries of urban areas and indicate the amount and form of development which is appropriate for each location taking into account the environmental and servicing implications.	See Above
6.3.1 – Local councils will prepare rural residential release strategies prior to any major rural residential rezonings in order to preserve land with scenic and conservation values, prime agricultural land and land identified as having significant mineral or extractive resources.	The draft LEP does not propose to create any major rural residential rezoning. All land identified as having significant scenic and environmental conservation values proposed to be dedicated to the COSS.
6.4.1 – A greater choice in housing will be encouraged in coastal urban areas through local and regional housing strategies.	The draft LEP aims to allow for the development of the site for the purposes of a hi – tech home business estate. This is a completely new form of housing stock, adding to the housing diversity within the LGA. This is consistent with the aims and objectives of the Central Coast Regional Strategy.
6.4.2 – Higher density residential development, in close proximity to coastal town centres, should be encouraged through the use of planning instruments and development control plans, to provide easy access to services and employment and create a sustained and stimulating town centre environment without strain on existing infrastructure.	The site is not within close proximity to a coastal town centre, forming part of the extensive urban corridor that connects Erina to Terrigal. The draft LEP seeks to provide for employment generating land in a residential setting with a density consistent with adjoining areas.

Table 20

Goal 7 –To Provide for Appropriate Public Access and Use

Strategic Action	Draft LEP
7.2.4 – In preparing Section 94 contribution plans (s94 EP&A Act 1979) and levying developer contributions, consideration should be given to costs of providing surf life saving services for the community.	Any development that arises from the draft LEP will be required to pay relevant Section 94 contributions.

A.5**COASTAL DESIGN GUIDELINES FOR NEW SOUTH WALES**

Table 21

Relationship to Environment

Policy	Draft LEP
1. The relationship of a city to the coast is improved by:	
a) planning to minimise the expansion of city edges;	Development of the site represents the logical completion of the Erina to Terrigal urban corridor within the established urban footprint.
b) extending, connecting and improving the open – space network and the public domain throughout the whole city for conservation, recreation, access and water management;	The land to be zoned RE1 within the site is to be dedicated to Council, substantially contributing to the open space network in the region.
c) protecting Aboriginal and Cultural places and relics and allowing interpretation where appropriate;	No items of Aboriginal cultural heritage significance will be significantly impacted by the proposed development.
d) maintaining the pattern of settlement relating to the original geography, the foreshore and other natural features;	The concept plan has been developed in response to the constraints and opportunities inherent within the natural attributes of the sites, as well as the strategic setting of the site.
e) ecological links between the coast and the hinterland;	See Section 4.2 Flora and Fauna. All land proposed to be zoned RE1 within the site is to be dedicated to Council, substantially contributing to the open space network in the region. This adds to the amount of land preserved for ecological linkage purposes.
f) negligible impacts on water quality in water bodies and sustainable water and waste water systems;	A Water Cycle Plan has been prepared (Annex G). The use of water sensitive urban design principles in conjunction with the reuse of wastewater and stormwater will achieve a 50% reduction in the demand for potable water relative to a comparable standard urban area.
g) ensuring soil areas on sites and within public land are maintained for water percolation and mature tree growth;	Any development of the site will result will be designed so as to meet this requirement.
h) protecting existing areas of indigenous vegetation within the city for environmental, educational and recreation purposes;	A revegetation plan has been prepared which aims to retain prominent vegetation features, rehabilitate degraded areas, and promote the health of the riparian ecosystems which exist on site. Dedication of land to Council will add to the areas of vegetation which is protected within the area.
i) enhancing the micro – climatic conditions through landscaping and street trees.	See Above.

Table 22 **Visual Sensitivity**

The visual character of cities is protected and consists of:	
a) views of public reserves and conservation areas;	The RE1 zoned land on the southern portion of the site provides a prominent visual backdrop. It will be retained and dedicated to Council as part of the COSS. Section 4.8 provides a visual impact assessment which concludes that the development of the site will not create any visual impacts.
b) views and vistas from and to the coast, rivers and other water bodies and coastal vegetation;	See Above
c) views and vistas of headlands, escarpments and mountains and other natural features;	See Above
d) vistas of the surrounding scenic rural and natural lands;	See Above
2. views from public places are retained and reinstated;	See Above
3. The visual quality of the settlement is designed as part of an overall desired future outcome or vision;	See Above
4. The retention of private views is not to the detriment of native vegetation.	See Above

Table 23 **Edges to Water and Natural Areas**

Policy	Draft LEP
1. A variety of edge conditions exist between the city and the coastline;	Not applicable as the site does not have direct access to the edge of any coastal water body.
2. Access to and along the coast and the foreshore is optimized and designed to allow cultural and social opportunities.	Not applicable

Table 24 **Streets**

Policy	Draft LEP
1. Coastal cities have a full range of street types including:	At this stage in the process, a final subdivision plan has not yet been prepared. A concept plan has been put forward which will be utilised for the purposes of assessment against the coastal design guidelines. A traffic impact assessment has been undertaken and is included as <i>Annex B</i> .
a) cultural and urban streets connecting to public places;	The final streetscape will have regard for the provision of full and unrestricted access to public areas within the site.

Policy	Draft LEP
b) main, social retail and commercial streets;	Final street hierarchy will have regard for the provision of access to the proposed business support hub.
c) streets that reveal important vistas of and through the settlement to the coast and focus on natural features;	Street and lot layout will be designed to ensure that appropriate vistas are retained and that natural features of the site are utilised.
d) the original and historic subdivision street pattern;	Street layout will be similar to that of the surrounding residential areas.
e) streets that define public open spaces, such as parks, squares, conservation areas and the flood lone;	The final streetscape will have regard for the provision of full and unrestricted access to public areas within the site.
f) streets located to manage bushfires;	Street layout will have regard for the provisions of Planning for Bushfire Protection 2006.
g) major roads (arterial, sub - arterial and collector);	No major roads proposed to be included within the site.
h) residential street and laneways;	Appropriate residential street network will be developed during the design processes.
i) pedestrian and cycle routes;	It is proposed to provide for pedestrian and cycle access to and through the proposed hi - tech home business estate.
2. Adequate services are provided for older people retiring to the coast such as public transport and medical facilities.	The site has access to existing public transport routes. Due to the nature of the proposal, it is considered that there will be minimal demand from retirees.
3. Sustainable transport options are provided.	A range of transport options are available, including private transport, buses, pedestrian and cycle facilities. The proposed hi - tech home business estate will create a lesser demand for transport options than a traditional residential area.
4. Emphasis is given to increasing use and provision of public transport.	See Above.
5. Public streets or pedestrian pathways mark the boundary between urban development and all open spaces, dunes, beaches, rivers, wetlands and coastal foreshores.	The final streetscape will have regard for the provision of full and unrestricted access to public areas within the site.

Table 25 *Heights*

Policy	Draft LEP
1. New development avoids urban sprawl and ribbon development;	The site represents an opportunity to provide for the logical completion of the Erina to Terrigal urban corridor in a compact manner.
2. Gated developments are rejected in favour of neighbourhood oriented development.	Any development arising from the draft LEP will not be a gated community. All roads will be dedicated to Council and the community/ recreation facilities to be developed on site will be available for use by members of the public.
3. Higher density development reinforces the city centre.	Not Applicable
4. Industrial areas are located appropriately within the urban, environmental and visual	Not Applicable

Policy	Draft LEP
context.	
5. Industrial, commercial and retail areas are located and integrated with the transport network and housing.	The nature of the development proposed ensures that commercial elements will be appropriately integrated with the transport and residential network.
6. Development builds upon the original historic street pattern.	Any development of the site will be designed so as to have regard for the requirement.
7. Within the city building types may include: residential flats; mixed use commercial; retail and residential; commercial office or retail buildings; heritage buildings and townhouses.	Not Applicable
8. Suburban areas include shop – top housing, detached, semi detached and terrace housing and small apartment buildings.	All housing elements will be of a detached form.
9. Suburban centres may include all the building types in city centres but smaller in scale and height.	Not Applicable

Table 26 *Visual*

Policy	Draft LEP
1. Locations close to the foreshore or sites visible from beaches and important public areas are not appropriate for tall buildings.	The land proposed to be zoned RE1 on the site which provides a prominent visual backdrop will remain undeveloped and be dedicated to Council for inclusion in the COSS. No tall buildings will be permitted
2. Taller buildings are best located closer to the city centre.	Not Applicable
3. Generally buildings in city centres are up to seven storeys.	Not Applicable
4. Generally buildings in suburban centres are up to three storeys.	Not Applicable
5. Generally buildings close to foreshore edges are up to three storeys.	Not Applicable
6. Heights are subject to place – specific urban design. New development is appropriate to the predominant form and scale of surrounding landforms and the visual setting of the settlement.	The visual setting of the site and nature of the proposed development combine to provide a low rise development in keeping with the scale of surrounding development.

Table 27 *Development Objectives*

Development Objective	Rezoning
Continue to attempt to secure lands identified for inclusion in the Coastal Open Space System	Approximately 27.2 ha are to be dedicated to the COSS.
Opportunities for increases in densities and scale are available in areas not subject to visibility constraints or other physical constraints	The visual impact assessment (see <i>Section 4.8</i>) concludes that subject to a number of key recommendations being implemented, development of the site in the manner outlined in the concept plan can be carried out having regard for the visibility constraints as identified within the site.
Proposals for residential and retail/commercial rezonings to be preferred where the result will be the consolidation of existing zoned areas rather than the extension as either ribbon development or as incremental extensions into adjoining land	The draft LEP seeks to complete a gap that exists within the extensive Erina to Terrigal urban corridor. In this regard development of the site will be contained primarily within the existing urban footprint rather than acting as ribbon development or an extension into adjoining land. Dedication of a large area of land to the COSS will ensure that pressures for extension into undeveloped, environmentally and visually sensitive land will be alleviated.
Retain current subdivision standards in scenic protection zoned areas to ensure continuing dominance of landscape features over built environment	The draft LEP specifically seeks to amend the subdivision controls within the E3 portion of the site to allow for a higher density development to occur. However, the visual impact assessment undertaken, along with the outcomes of the constraints analysis as contained within <i>Section 4.8</i> has concluded that the development of the site is able to be undertaken in a manner that ensures the dominance of landscape features over the built environment. This includes elements such as: • dedication of land to the COSS such that a visually dominant natural backdrop to the site remains; • provision of larger lots as a visual transition zone between the COSS and the higher density areas; and • subdivision design and layout to have regard for the retention of visually prominent ridgelines.
Uses of a retail and commercial nature and associated signage permitted in scenic protection zoned areas to be, where achievable, of a style and scale which reflects the rural nature of the areas in which it is located	The commercial elements of the site are located within the business hub. As well as being located on the lower slopes of the site (and therefore clear of any sensitive viewpoints) these structures are to be located within a visually attractive landscaped setting retaining elements of the existing natural environment, mixing these with recreational facilities and new landscape areas.

Development Objective	Rezoning
Maintain broad patterns of land use within area to ensure protection of landscape diversity and in particular scenic protection and conservation zoned areas	The proposal contains elements that are consistent with both the low density residential development found on the lower slopes, as well as larger lots and an area of COSS to aid in the conservation of the scenic amenity of the upper and lower slopes.
Restrict zoning density of development to current levels on higher visible slopes in urban areas	Parts of the site on the higher slope are proposed to be dedicated to the COSS.
Any redevelopment of Central Park area within Forresters/Wamberal landscape unit be of a low scale and which is able to be screened by natural vegetation types evident in the area	The site is within the Terrigal Landscape unit.
Recognise importance of privately owned Conservation zoned land in providing a complimentary land system to and a buffer area for COSS lands and National Parks.	The draft LEP will provide land within a conservation zone to act as a visual and ecological buffer which will be dedicated to the COSS.

A.7 DRAFT GOSFORD RESIDENTIAL STRATEGY

Table 28 *Draft Gosford Residential Strategy*

Objective/Goals	Draft LEP
1. ensure adequate supply of land and sites for residential development by: (a) matching housing supply with housing demand where environmentally, socially and economically appropriate; (b) locating housing supply to minimize the impact on physical characteristics and infrastructure capabilities; (c) providing a sufficient supply of land to assist in achieving improved affordability	The strategy identifies the requirement for an additional 546 dwellings to be accommodated within the Terrigal area by 2031. Whilst the strategy concludes that this can be supplied from existing zoned land, a strong case can be made for the rezoning of the land on the basis that the draft LEP will allow for the development of a completely new form of housing stock. The proposed hi - tech home business estate has vastly different lot size, layout, infrastructure and support facilities requirements from traditional housing stock. The proposed hi-tech home business estate is expected to meet demand targets that would fall outside of those factored into the strategy, primarily those associated with people seeking to establish a business base on the Central Coast. Due to this, its development is best viewed as occurring outside of the bounds of a residential strategy. The proposal will be the subject of comprehensive monitoring to measure its success and the capacity for the replication of the model on other sites. Should it prove successful, there is the potential to include such a concept within future residential development strategies. This LES demonstrates that the site is able to be developed in a manner which is

Objective/Goals	Draft LEP
	environmentally, socially and economically acceptable and meets demand for a particular type of housing stock that is presently not accounted for within development strategies. Additionally, it considered that the hi tech business park can provide an affordable option to business owners as it will allow people to live and work in the one location, rather than purchasing/renting a dwelling and commercial or industrial space.
2. Plan for a mix of housing near jobs, transport and services by:	As noted above, the proposed hi - tech business estate will introduce a completely new type of housing stock to the market. This will aid to both meet demand for residential land, as well as catering to the continually growing home based business sector.
(a) providing a range of housing types to reflect population growth and housing change and the need to achieve a sustainable population profile;	
(b) concentrating new housing near major transport and service hubs;	Given the site requirements for a development of the nature proposed, it is difficult to locate it in higher density areas surrounding major centres.
(c) identifying centres for the provision of affordable and seniors housing development.	It considered that the hi tech business park can provide an affordable option to business owners as it will allow people to live and work in the one location, rather than purchasing/renting a dwelling and commercial or industrial space.
3. Renew local centres by:	The site is not located near any existing centres, being located within an urban corridor, however infrastructure is able to be provided in an efficient manner.
(a) identifying the centres that will benefit from the economic opportunities of increased development;	
(b) efficiently providing new infrastructure;	
(c) targeting particular well located centres for renewal planning.	
4. Encourage sustainable housing around and within centres by:	The site is not located within or close to any centres, being located within an urban corridor.
(a) applying sustainability criteria to proposed rezonings;	
(b) reviewing planning controls to improve development outcomes;	
(c) maximizing development potentials within and around centres;	
(d) increased housing opportunities for the frail aged.	

Table 29 Chapter 2.1 Terrigal Character 12 Scenic Buffers

Relevant Desired Character	Draft LEP
Retain rural-residential buffers where the scenically-distinctive semi-rural and natural qualities of prominent backdrops to Gosford City's major roads and tourist routes are preserved by appropriate very-low density residential developments associated with low-impact rural activities, and by small-scale businesses or community and educational facilities that have a modest impact.	The draft LEP will provide land within a conservation zone to act as a visual and ecological buffer which will be dedicated to the COSS.
Retain natural slopes and prevent further fragmentation of the tree canopy in order to maintain habitat values and informal scenic characters of hillside or valley properties, plus meandering roads with unformed verges. Along creeks, ridges, slopes or road frontages, conserve all mature bushland remnants that provide scenically-prominent backdrops visible from any road or nearby property. Limit intrusion of structures upon their landscape setting by concentrating new buildings and pavements in existing clearings.	A core riparian zone and 10 metre buffer zone has been identified and a Vegetation Management Plan (<i>Appendix 6 of Annex C</i>) has been prepared. The Ecological Site Assessment (<i>Annex C</i>) undertook a consideration of improvement or maintenance of biodiversity values. It was concluded that with the implementation of the following mitigation measures, the biodiversity outcomes resulting from the site development would be maintained or improved: • retention and restoration of riparian vegetation; • retention of areas of endangered ecological communities; • retention and protection of areas of vegetation in good condition with high biodiversity values; • retention of habitat linkages to conservation reserves; • retention of habitat for threatened fauna species; • transfer of land to public reserve as part of the Coastal Open Space System; • preparation and implantation of an Ecological Site Management Plan and Vegetation Management Plans for areas of retained vegetation, including riparian vegetation; • preparation and implementation of an integrated water quality management system; and • implementation of habitat enhancement measures as identified in the Ecological Site Management Plan. The visual impact assessment (<i>Section 4.8</i>) demonstrates that the site can be more intensively developed whilst still retaining its aesthetic qualities. With regards to the adjoining conservation zoned lands, the buffer areas proposed to be zoned E3 will ensure that the amenity and future character

Relevant Desired Character	Draft LEP
In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens.	of the area is preserved. A Bushfire Risk Assessment has been undertaken (<i>Section 4.4</i>) which demonstrates that development arising from the draft LEP is capable of fully complying with the provisions of Planning for Bushfire Protection 2006, this includes safe evacuation routes.

Table 30 *Chapter 2.2 Scenic Quality*

Relevant Desired Character	Draft LEP
Protection of vegetated ridgelines and upper slopes	The RE1 zoned land on the southern portion of the site provides a prominent visual backdrop. It will be retained and dedicated to Council as part of the COSS. <i>Section 4.8</i> provides a visual impact assessment which concludes that the development of the site will not create any visual impacts.
New development to have regard to character of area both built and natural	The proposal contains elements that are consistent with both the low density residential development found on the lower slopes, as well as larger lots and an area of COSS to aid in the conservation of the scenic amenity of the upper and lower slopes.
Retention of non-urban breaks between urban areas	The draft LEP will provide land within a conservation zone to act as a visual and ecological buffer which will be dedicated to the COSS.
Ensuring built environment does not dominate landscape features in nonurban areas	The visual impact assessment (<i>Section 4.8</i>) demonstrates that the site can be more intensively developed whilst still retaining its aesthetic qualities. With regards to the adjoining conservation zoned lands, the buffer areas proposed to be zoned E3 will ensure that the amenity and future character of the area is preserved.

Table 31 *Chapter 2.2 Scenic Quality – Terrigal Landscape*

Development Objectives	Draft LEP
Continue to attempt to secure lands identified for inclusion in the Coastal Open Space System as part of the visual landscape.	The RE1 zoned land on the southern portion of the site provides a prominent visual backdrop. It will be retained and dedicated to Council as part of the COSS.
Opportunities for increases in densities and scale are available in areas not subject to visibility constraints or other physical constraints. Visually constrained areas include land along beach front, sand spit at Terrigal, headlands and lagoon frontages as well as along main roads within scenic protection and	The proposal contains elements that are consistent with both the low density residential development found on the lower slopes, as well as larger lots and an area of COSS to aid in the conservation of the scenic amenity of the upper and lower slopes.

Development Objectives	Draft LEP
conservation zoned areas and within scenic protection zoned areas and conservation zoned areas.	
Proposals for residential and retail/commercial rezonings be preferred where the result will be the consolidation of existing residential and retail/commercial zoned areas rather than the extension of these zones as either ribbon development or as incremental extensions into adjoining areas.	This new type of housing stock is being provided in a gap within the existing urban mosaic and represents logical infill development which is able to take full advantage of existing infrastructure, maintains the low density nature of the area and maintains the ecological and aesthetic values of the area.
Retain current subdivision standards in scenic protection zoned areas to ensure continuing dominance of landscape features over built environment.	The visual impact assessment (<i>Section 4.8</i>) demonstrates that the site can be more intensively developed whilst still retaining its aesthetic qualities. With regards to the adjoining conservation zoned lands, the buffer areas proposed to be zoned E3 will ensure that the amenity and future character of the area is preserved.
Uses of a retail and commercial nature and associated signage permitted in scenic protection zoned areas to be, where achievable, of a style and scale which reflects the rural nature of the area in which it is located.	The proposed hi - tech home business park provides an opportunity to blend residential and commercial land uses in a manner that respects the natural attributes and constraints present within the site. The opportunity exists to provide for the completion of an urban corridor which connects Erina to Terrigal in a manner that provides for a compact, logical extension of the urban area.
Maintain broad patterns of land use within area to ensure protection of landscape diversity and in particular Environmental zoned areas.	The proposed footprint for the site has regard for the detached nature of the single storey residences occurring to the north of the site, as well as the larger scenic conservation lots located to the south. What is proposed is a development consisting primarily of detached dwellings on the lower slopes of the site. Whilst the lot size will be marginally larger, and the lot layout different (primarily a response to identified site constraints and the function that the development is to serve) from that of surrounding, it is considered to be consistent with the surrounding residential areas.
Restrict zoning density of development to current levels on higher visible slopes in urban areas.	The proposal contains elements that are consistent with both the low density residential development found on the lower slopes, as well as larger lots and an area of COSS to aid in the conservation of the scenic amenity of the upper and lower slopes.
Recognise importance of privately owned Environmental Conservation zoned land in providing a complimentary land system to and a buffer area for COSS lands and National Parks.	The Concept Plan (refer to <i>Chapter 5</i>) identifies that the site is able to be developed to maintain a buffer between the proposed hi - tech business estate and the land to be dedicated to the COSS.

Table 32

Chapter 3.5 Subdivision of Rural and Environmentally Zoned

Objectives	Draft LEP
To ensure that lots created avoid, or make provision to minimise, the likely affect of natural hazards relevant to the locality, which could be detrimental to the proper use and enjoyment of the land.	A Bushfire Risk Assessment has been undertaken (<i>Section 4.4</i>) which demonstrates that development arising from the draft LEP is capable of fully complying with the provisions of Planning for Bushfire Protection 2006, this includes safe evacuation routes. Residential development on the site is not proposed in areas subject to inundation during a 1 in 100 year flood (see <i>Annex G</i>). A site analysis has been undertaken which has identified areas of potentially physically constrained land. These areas are not proposed to be developed.
To ensure that the size, shape, and characteristics of new lots are appropriate to the zoning and the possible range of uses.	The development of the site needs to have regard for the detached nature of the single storey residences occurring to the north of the site, as well as the larger scenic conservation lots located to the south. What is proposed is a development consisting primarily of detached dwellings on the lower slopes of the site. Whilst the lot size will be marginally larger, and the lot layout different (primarily a response to identified site constraints and the function that the development is to serve) from that of surrounding, it is considered to be consistent with the surrounding residential areas.
To protect the scenic value and natural habitats of rural land.	The proposal contains elements that are consistent with both the low density residential development found on the lower slopes, as well as larger lots and an area of COSS to aid in the conservation of the scenic amenity of the upper and lower slopes.
To ensure that new lots are in character with the locality and the specific landform, vegetation, soils and geology of the site.	The concept plan has been developed in response to the constraints and opportunities inherent within the natural attributes of the site, as well as the strategic setting of the site.
To ensure the economic utilisation of land resources in the area.	The proposed hi - tech business estate presents an opportunity to explore the provision of a low cost premises. Through providing a residence and place of work in the one structure, the costs of starting and running a business will be minimized when compared to purchasing/renting a dwelling and office/work space on two entirely separate parcels of land.
To ensure the provision of an adequate building area, vehicular access and services on the site.	Any such provisions will be adhered to when individual building designs and site layout is being developed. The water cycle management plan assesses the

Objectives	Draft LEP
	availability of essential services. It concluded that with some minor augmentation of existing infrastructure the site can be adequately serviced. See <i>Section 3.5 "Services"</i> .

Table 33 **Chapter 6.4 Erosion Sedimentation Control**

Objectives	Draft LEP
To prevent land from being degraded by soil erosion or unsatisfactory land and water management practices.	A site analysis has been undertaken which has identified areas of potentially physically constrained land. These areas are not proposed to be developed.
To protect streams and waterways from being degraded by erosion and sediment caused by unsatisfactory land and water management practices.	A core riparian zone and 10 metre buffer zone has been identified and a Vegetation Management Plan (<i>Appendix 6 of Annex C</i>) has been prepared. A water cycle management plan has been prepared which will ensure that water quality impacts on coastal lagoons and waterways are limited. See <i>Section 4.3 Water Cycle Management</i>.
To promote and protect biodiversity.	The Ecological Site Assessment (<i>Annex C</i>) undertook a consideration of improvement or maintenance of biodiversity values. It was concluded that with the implementation of the following mitigation measures, the biodiversity outcomes resulting from the site development would be maintained or improved: • retention and restoration of riparian vegetation; • retention of areas of endangered ecological communities; • retention and protection of areas of vegetation in good condition with high biodiversity values; • retention of habitat linkages to conservation reserves; • retention of habitat for threatened fauna species; • transfer of land to public reserve as part of the Coastal Open Space System; • preparation and implantation of an Ecological Site Management Plan and Vegetation Management Plans for areas of retained vegetation, including riparian vegetation; • preparation and implementation of an integrated water quality management system; and • implementation of habitat enhancement measures as identified in the Ecological Site Management Plan.

Objectives	Draft LEP