

Appendix 5. Assessment in respect of Gosford Vision 2025.

GOSFORD VISION 2025

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.	The proposed Rezoning plans to redirect regional commuters to new employment positions to be created locally. The effect will be to remove traffic from local bottle necks during peak traffic flow periods
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 the 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>draft LES</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

- 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.

Gosford Vision	Rezoning
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.	Consultation with all relevant stakeholders will occur during the public exhibition of the draft LEP and accompanying LES. 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.	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.
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 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
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

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>draft LES</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

Gosford Vision	Rezoning
	Council and form part of the COSS.
	<i>The draft LES</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.	The proposal involves a range of initiatives to protect and enhance natural habitats upon the site. These include; • The dedication of over 27 Ha of Environmentally significant to the Coastal Open Space system • The ongoing management and protection of watercourses and riparian areas on site • The establishment of walkways and cycleways on site which link to adjacent bushland areas. • The formulation of a Community Title Association to raise funds for management of on site environmental assets in perpetuity
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 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
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. The provision of a range of on-site services to provide for the limited convenience needs of residents and home based businesses – to reduce the need for vehicular movements to and from the site.
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.

Gosford Vision	Rezoning
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. The site is an infill site, which does not contribute to urban sprawl.