

PLANNING PROPOSAL

MISCELLANEOUS MAPPING AMENDMENTS TO

GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

GOSFORD CITY COUNCIL

This Planning Proposal has been drafted in accordance with Section 55 of the *Environmental Planning and Assessment Act, 1979* and the Department of Planning and Infrastructure's *A Guide to Preparing Planning Proposals* and *Guide to Preparing Local Environmental Plans*.

A gateway determination under Section 56 of the Environmental Planning and Assessment Act is requested from the Department of Planning and Infrastructure (DoP&I).

Part 1 Objectives or Intended Outcomes

s.55(2)(a) A statement of the objectives or intended outcomes of the proposed instrument.

The objective/intended outcome of the Planning Proposal is to address issues and rectify mapping anomalies in the Gosford Local Environmental Plan (GLEP) 2014 that have become evident since the Draft LEP was adopted by Council on 31 May 2011.

Part 2 Explanation of Provisions

s.55(2)(b) An explanation of the provisions that are to be included in the proposed instrument.

The objectives/intended outcomes are to be achieved by amending relevant mapping layers and Schedule 5 Environmental Heritage in the GLEP 2014 citation.

(i) "Un-defer" land zoned 7(a) or 7(c2) that was exhibited as a zone other than E2 or E3

On 31 May 2011 Council, when considering the submissions to the then Draft LEP, resolved to defer all existing privately owned land zoned 7(a) and 7(c2) east of the Freeway. The intention of deferring the 7(a) and 7(c2) zoned land from the Gosford LEP was to preserve the 'potential' to apply to land the 'COSS provisions' relating to the 'bonus lot' subdivision of 7(c2) land (i.e. the potential to allow more lots). However some lots were unintentionally caught up in Council's resolution. Such lots were those currently zoned 7(a) or 7(c2) that were exhibited as being zoned to another and more appropriate zone other than the equivalent zones of E2 and E3, and thus would be unaffected by the bonus lot provision clause anyway.

Consequently it is proposed to amend the zoning map in relation to these lands so as to reflect the zone that was shown on the exhibited plans and pursue the rezoning of these lands. The relevant mapping layers will also be amended accordingly. The lots and proposed zones are identified below and the depictions of the mapping amendments are shown in Appendix 1.

Also included below and in Appendix 1 is land relating to Lots 91 and 92 DP 873265 Cambourn Drive, Lisarow in accordance with Council's resolution of 21 January 2014:

Council request the General Manager to identify any additional properties in this situation and they be considered for Am 1 of the LEP along with Lot 92 DP 873265 Cambourn Drive Lisarow if resolution 1 is not achieved.

Land Description	Existing Zone	Exhibited Zone	Proposed Zone	Reason for Amendment
Lot 2 DP 843038 and Lot 3 DP 866734 Bundaleer Cres, Bensville	7(c2)	SP2 Educational Establishment	SP2 Educational Establishment	Zone reflects the use of the land as a school.
12 Lots fronting Avoca Drive, Erina	7(c2)	R2 (with min lot size of 1850 sqm)	R2 (with min lot size of 1850 sqm)	The R2 lots are in an urban location, residential in size and isolated from other E3 zoned land.
Lot 1 DP 625529 corner CC Hwy and Avoca Drive Erina	4(a)/7(c2)	IN1	IN1	Rationalise the zone of the single industrial lot.
Lot 11 DP 1045814 Serpentine Road, Erina Heights	7(c2)	SP2 Educational Establishment	SP2 Educational Establishment	Zone reflects the use of the land as a school
Lot 239 DP 755251 Dandaloo Road, Kariong and road reserve	2(a)/7(c2)	R2	R2	Land is cleared, level and serviced. Realigning zone boundary will enable regular subdivision to occur.
Lot 2 DP 710418 Kincumber Street, Kincumber	2(a)/7(a)	SP2/E2	SP2/E2	Realignment of the E2/SP2 Educational Establishment zone boundary to reflect the current school development.
Lots 420 & 421 DP 1055817 Narara Creek Road, Narara	2(a)/7(a)	R2	R2	Rationalise R2 zone boundary so split zone is not perpetuated.
Lot 102 DP 832279 Narara Creek Road, Narara	2(a)/7(a)	SP2/E2	SP2/E2	Realignment of the E2/SP2 Educational Establishment zone boundary to reflect the current school development.
Lot 6 DP 3944 Nells Road, West Gosford	7(a)	IN1/E2	IN1/E2	This was a Rezoning Application that was incorporated into the DLEP. The south-eastern corner of the site is flat and suitable for industrial development and will round off the industrial subdivision.
Lot 1 DP 726253 Kalawarra Road, Wyoming and road reserve	7(a)	R2	R2	The Lot accommodates part of a seniors' housing development and the road is a residential street.
Lot 2 DP 509011 and Lot 1 DP 409291	7(c2)	R2	R2	The R2 lots are in an urban location, residential in size and isolated from other E3

Land Description	Existing Zone	Exhibited Zone	Proposed Zone	Reason for Amendment
Old Tumbi Road, Wamberal and road reserve				zoned land
Lot 1 DP 1189881 Belar Ave Terrigal	2(a)/7(c2)	R2/E3	R2	Realign residential boundary with lot boundary at rear, which then aligns with zones boundary immediately north for consistency
Lot 1 DP 311853 Wagstaffe Avenue, Wagstaffe	2(a)/7(a)	R2	R2	Rationalise split zoned parcel as 7(a) zoned area is only 208sqm.
Lot 69A DP 374229 Bourke Avenue, Yattalunga	7(a)	R2	R2	The Lot is residential in size and adjoins similar sized lots in the R2 zone.
Part of Lot 21 DP 732601 and part of Lot 52 DP 868717 Chamberlain Road, Wyoming	7(a)	R2	R2	Align zone with property boundary and rationalise the zone boundary.
Lot 1 DP 1155519, Lot 1 DP 1030674, Lot 46 DP 1976, Lot 12 DP 847114 Central Coast Highway, Erina Heights	7(c2)	SP2 Educational Establishment	SP2 Educational Establishment	Reflects current school development.
Lot 234 DP 1108146 Avoca Drive, Green Point	5(a)/7(c2)	SP2 Educational Establishment and Place of Public Worship	SP2 Educational Establishment and Place of Public Worship	Reflects current school and church development
Parts of Lots 91 and 92 DP 873265 Cambourn Drive, Lisarow	7(a)	R2	R2	This was a Rezoning Application that was incorporated into the DLEP as a rationalisation of the R2 zone boundary. The proposed R2 land is cleared and does not have E2 characteristics.

(ii) Miscellaneous Mapping Amendments

These mapping changes comprise minor amendments to rectify zoning errors, reflect a change in ownership (public to private or vice versa) or correctly align zone boundaries to cadastre. Such zone changes will require corresponding alterations to the relevant mapping layers. The lots and proposed zones are set out below and the depictions of the mapping amendments are shown in Appendix 2.

Land Description	Existing Zone	Exhibited Zone	Proposed Zone	Reason for Amendment
Triangle Island, Spencer	6(a)	W2	RE1	The island is not identified by a cadastre so is generally part of Mangrove Creek. However the island is substantial and should be zoned the equivalent zone to 6(a) which is RE1.
Lot 7300 DP 1160924 Oyster Shell Road, Mangrove Creek	7(a)	W2	E2	The W2 zone extends onto adjoining land. The W2 zone should be contained in the actual waterway. The lot should be zoned the equivalent zone to 7(a) which is E2.
Bedlam Creek, Greengrove	Unzoned	SP2	E2	Bedlam Creek is a small waterway that should be zoned E2 as is the surrounding land.
Lot 270 DP 755251 Mullet Creek, Wondabyne	6(a)	RE1	E1	This lot is part of Brisbane Water National Park so should be zoned E1.
Lot 265 DP 755251 Mullet Creek, Wondabyne	6(a)	E1	RE1	This lot is not part of Brisbane Water National Park so should retain the equivalent zone to 6(a) which is RE1.
Lot 7329 DP 1166146 Northern Arm of Avoca Lake	Part 6(a) and part unzoned	Part RE1 and part W2	RE1	Where possible split-zoned land parcels are avoided. The lot is Crown Land so to be consistent with the approach taken in the DLEP, the whole lot should be zoned RE1.
Lot 1 DP 348158, Phegans Bay Road, Phegans Bay	2(a)	RE1	R2	Land is 31 sqm in area and in private ownership so should be zoned R2.
Lot 15 Sec 9 DP 1905 Showground Road, Narara	2(a)	E2	RE1	Land was in private ownership but is now Council owned and part of Council's Reserve.
Lot 102 DP 747829 Kathleen Street, Woy Woy	5(a)	R2	SP2	This lot is part of the Woy Woy Hospital site. The lot should be zoned SP2 Health Services Facility as is the rest of the site.
Lot 7001 DP 1021271 Wisemans Ferry Road,	6(b)	RU1	RE1	The land is Crown Land and should be zoned RE1 as is adjoining Crown Land to the south.

Land Description	Existing Zone	Exhibited Zone	Proposed Zone	Reason for Amendment
Central Mangrove				
Lot 12 & 13 DP 1126998 Research Road, Narara	6(b)/7(c2)	RU3/E3	RU3/E3	The Narara Research Station land has been subdivided with the common cadastral boundary not aligning with the zone boundary. To enable future development the zone should align with the cadastre in this part of the site. Other zones on Lot 13 are unaffected.
Lot 3 DP 786052 Newcastle Street, Springfield	2(a)	R2	RE1	The lot fronts Erina Creek and is Council owned. To be consistent with the way other reserves fronting waterways have been treated the land should be zoned RE1.
Lot 32 DP 717084 Myola Road, Umina	9(c)/Reserve	R2/RE1	R2	The lot has had its cadastre corrected which means part of the private lot is zoned RE1. The R2 zone needs to be aligned with the new cadastre.
Lots 32 & 34 Sec 11 DP 2163 Hammersmith Road, Erina	9(a)	E2	RE1	These lots are now in Council ownership. Therefore they should be zoned RE1 as are the surrounding Council owned lots.
Lot 130 DP 9508 Jacaranda Avenue, Patonga	7(a)/6(a)	E2	E2/RE1	The lot is shown as being in private ownership however there is a strip of land 100 foot wide along Patonga Creek which is Crown Reserve. Therefore the Reserve should be zoned RE1.
Lot 1 DP 107391 Pacific Hwy, Mooney Mooney	5(a) PMG	SP2 Hospital	SP2 Public Utility Undertaking	The land is owned by Telstra so should be zoned a Special Purpose zone which reflects the use.
Wamberal Lagoon	6(a)/unzoned	W1	E1	The actual lagoon is part of the Wamberal Lagoon Nature Reserve. Under the Standard Instrument LEP it should be zoned E1.
Lot 11 DP 1157280 Peats Ferry Road, Mooney Mooney	5(a)/Unzoned	SP2/RE1	RE1	Since the exhibition of the DLEP the Crown Land subdivision has been registered resulting in the zone boundary not aligning with the cadastre. Align zone to the cadastre.
Lot 2 DP 431999 Peats Ferry Road, Mooney Mooney	5(a)/Unzoned	SP2/RE1	SP2 Hospital	Since the exhibition of the DLEP the Crown Land subdivision has been registered resulting in the zone boundary not aligning with the cadastre. Align zone to the cadastre.

Land Description	Existing Zone	Exhibited Zone	Proposed Zone	Reason for Amendment
Lot 102 DP 1171317 Carrak Road Kincumber	2(a)/9(a)	R2/E2	RE1	Council now owns this waterfront land. The DP shows the land as Public Reserve so should be zoned the same as the Reserves on either side.
Lot 2501 DP 801107 Bambara Road, Kariong	7(a)	E2	E1	On 13 September 2013 the land was gazetted as part of Brisbane Water National Park, so should be zoned to reflect this.
Road widening along the Central Coast Highway, Erina Heights and Wamberal	7(c2), 7(a)	E3, E2	SP2	Since the DLEP was exhibited the CC Highway has been widened. Consequently the existing SP2 zone is required to be widened to reflect the new road width.
Lot 1 DP 1170178 Mundoora Rd Yattalunga	6(d)	RE1	E2	The land is in private ownership so cannot be zoned RE1. Due to its environmental characteristics the most suitable zone is E2.
Great Northern Railway	5(b)	SP2	SP2	Align the SP2 zone to the cadastre for the length of the railway line.
Rileys Island	6(b)	E1	E1	There is no change to the zone of the island, only to the outline of the island. The current island outline does not correlate with reality. Amend the E1 zone to the current shape of the island.
Lot 110 DP 755224 Wisemans Ferry Road, Central Mangrove	7(a)	E1/RU3	E1	Land is wholly owned by NPWS so should be zoned E1.
Lots 1-3 DP 104216, Lot 1 DP 104190, Lot 30 DP 1169069 Reeves St, Narara	5(b)	E2 Minimum Lot Size not specified	E2 Specify Minimum Lot Size of AB2 (40 ha)	These lots are the old railway dams at Narara. They were exhibited as zoned E2 but did not have the relevant Minimum Lot Size mapped. As with other E2 zoned land the minimum lot size should be mapped as AB2 (40ha).
Lot 1 DP 106066 Glenrock Parade, Koolewong	5(b)	E2	E2 Specify Minimum Building Height of 1 (8.5m)	This lot is owned by Railcorp. It was exhibited as E2 but did not have the relevant Height of Building mapped. As with other E2 zoned land, the Height of Building should be mapped as 1 (8.5m).
Road widening of Pacific Hwy, Wyoming	5(d)	SP2	SP2	On the Land Reservation Acquisition the road widening is shown as Local Road Widening. As the Pacific Highway is a State Road, it should be Classified Road.

Land Description	Existing Zone	Exhibited Zone	Proposed Zone	Reason for Amendment
Road widening of Pacific Hwy, Lisarow	5(d)	SP2	SP2	On the Land Reservation Acquisition the road widening is shown as Local Road Widening. As the Pacific Highway is a State Road, it should be Classified Road.

(iii) Re-naming of a Heritage Item

On 24 April 2012 Council adopted the recommendation of the Heritage Advisory Committee:

That the name of Item No. 174 Schedule 5 Environmental Heritage Draft LEP 2009 be changed from "Footings of Solomon Wiseman's Inn" to "Footings of Samuel Paley's Inn".

Under Council's internal heritage listing this heritage item is No 174, however under Gosford LEP 2014 the Heritage Item No. is A22. The wording of the item name is also different so as to be consistent with the intent of the resolution "Footings of the Inn of Solomon Wiseman" is to be altered to "Footings of the Inn of Samuel Paley".

Schedule 5 Environmental Heritage

Suburb	Item Name	Address	Property Description	Significance	Item No
Ten Mile Hollow	Footings of the Inn of Solomon Wiseman Samuel Paley	Dharug National Park	Lot 49 DP 755239	Local	A22

(iv) Inclusion of Fairview Homestead as a Heritage Item

On 22 June 2010 Council adopted the recommendation of the Heritage Advisory Committee:

Council consider a Planning Proposal be prepared to include Fairview to list as a heritage item of local significance.

The inclusion of Fairview Homestead in this Planning Proposal satisfies this resolution. The new Heritage Item to be included in the Gosford LEP 2014 is:

Schedule 5 Environmental Heritage

Suburb	Item Name	Address	Property Description	Significance	Item No
Upper Mangrove	Fairview Homestead	248 Ten Mile Hollow Road	Lot 38 DP 755239	Local	201

(v) Miscellaneous Heritage Amendments

These changes comprise minor amendments in relation to Schedule 5 Environmental Heritage and the Heritage mapping layer such as renaming heritage items in accordance with the Heritage studies and rectifying lot descriptions. The amendments proposed to be made to Schedule 5 and the heritage mapping layer are set out in the Table below. Following the Table are the actual changes to Schedule 5. The necessary mapping amendments to the heritage layer are set out in Appendix 3.

Land Description	Item Name	Item No	Reason for Amendment
Adjacent to Lot 7040 DP 1030914, Kincumber Creek	Site of former public wharf	A14	The map shows Lot 7040 as the location of the heritage item, whereas the site of the former wharf is adjacent to the Lot i.e. in Kincumber Creek.
Adjacent to Lot 207 DP 755253 Mangrove Creek at the mouth of Bedlam Creek	Former public wharf remains	A10	The map shows Lot 207 as the location of the heritage item, whereas the site of the former wharf is adjacent to the Lot i.e. in Mangrove Creek.
Adjacent to Lot 121 DP 755253 Mangrove Creek Road	Site of Pemberton's Wharf	A16	The map shows Lot 121 as the location of the heritage item, whereas the site of the former wharf is adjacent to the Lot i.e. in Mangrove Creek.
Lot 37 DP 755239 Ten Mile Hollow Road, Upper Mangrove	Site of John Ferguson's Inn	A23	Lot 37 is divided by road reserves and is in 3 parts. Only 2 of the parts are identified on the Heritage Map whereas all 3 parts of the lot should be identified.
Lot 1 DP 564021 Mann Street, Gosford	Gosford City Council Administration Building	39	A sliver of land fronting Henry Parry Drive (Lot 1 DP 251476) is part of the Council Administration Building site so should be included in the property description of the heritage item.
Lot 4 DP 599807 and Lot 118 DP 755257 Wisemans Ferry Road Gunderman	Lower Hawkesbury Wesleyan Chapel and site	56	The heritage item is shown as being of State significance. Only Lot 4 DP 599807 is listed on the State Heritage Register. Although Lot 118 DP 755257 is listed in SREP 20 it is of local significance. Amend Schedule 5 to reflect this.
Lot 1 DP 123370 corner Mann St and Georgiana Terrace, Gosford	Former School of Arts	36	The heritage item is for the School of Arts building whereas the map identifies the whole of Lot 1 DP 123370. Map to be amended to show the building only.
Lot 3 DP 861482 Cedar Crescent, Blackwall	Former house, now part of Orange Grove Private Hospital	2	The house is no longer part of Orange Grove Private Hospital. As it is the house of Rock Davis the item should be named "House of Rock Davis" as it was identified in the Heritage Study.
Road Reserve adjacent to Lot 1 DP 24303 Wisemans Ferry Road Gunderman	Timber and steel bridge over Mill Creek and ruins of Bailey's Mill	58	These are two separate heritage items so should be included in Schedule 5 as two separate items. "Ruins of Bailey's Mill" will become Item No 202.
Lot 412 DP 833320 Lara Street, Koolewong	Two houses	100	One of these houses has burnt down so the Item Name in Schedule 5 should be amended to "House".
Lot A DP 420450 Pearson Street Narara	House	117	The Item Name should be described as "House, Everingham's" as it was identified in the Heritage Study.
Lot 1 DP 348393 Terrigal Drive, Terrigal	House, "Seville"	164	Lot 1 DP 348393 has been subdivided with the heritage item now located on Lot 21 DP 1178742. Land Description in Schedule 5 is to

Land Description	Item Name	Item No	Reason for Amendment
			be amended.
Part of Lot 105 DP 1184403 and part of Lot 106 DP 1184501 Woy Woy Road	Woy Woy Railway Tunnel	203	The Woy Woy Railway Tunnel was included in the State Heritage Register on 28 June 2013. Therefore it is to be included as an item of State significance in Schedule 5.
Lot 16 DP 570400 Frederick St, East Gosford	House "Mona Vale"	8	The heritage item is for the House whereas the map identifies the whole of Lot 16 DP 570400 which includes all of St Edward's school. Map to be amended to show the House only.

Schedule 5 Environmental Heritage

Suburb	Item Name	Address	Property Description	Significance	Item No
Blackwall	Former house, now part of Orange Grove Private Hospital House of Rock Davis	21 Cedar Crescent	Lot 3 DP 861482	Local	2
East Gosford	House "Mona Vale"	13 Frederick Street	Part of Lot 16 DP 570400	Local	8
Gosford	Gosford City Council administration building	49 Mann Street	Lot 1 DP 564021 and Lot 1 DP 251476	Local	39
Gunderman	Lower Hawkesbury Wesleyan Chapel and site	6455 Wisemans Ferry Road	Lot 4 DP 599807 and Lot 118 DP 755257	State	56
Gunderman	Lower Hawkesbury Wesleyan Chapel and site	6455 Wisemans Ferry Road	Lot 118 DP 755257	Local	56
Gunderman	Timber and steel bridge over Mill Creek and ruins of Bailey's Mill	Wisemans Ferry Road	Road Reserve adjacent to Lot 1 DP 24303	Local	58
Gunderman	Ruins of Bailey's Mill	Wisemans Ferry Road	Road Reserve adjacent to Lot 1 DP 24303	Local	202

Koolewong	Two houses House	80 Lara Street	Lot 412 DP 833320	Local	100
Narara	House, Everinghams	39 Pearson Street	Lot A DP 420450	Local	117
Terrigal	House, "Seville"	394 Terrigal Drive	Lot 1 DP 348393 Lot 21 DP 1178742	Local	164
Woy Woy	Woy Woy Railway Tunnel	Woy Woy Road	Part of Lot 105 DP 1184403 and part of Lot 106 DP 1184501	State	203

s.55(2)(d) If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones, heritage areas, flood prone land – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.

Appendices 1, 2 and 3 to this report contain the information that is shown on maps for the purpose of public exhibition.

Part 3 Justification for objectives & outcomes

s.55(2)(c) The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117).

Section A Need for the Planning Proposal

1 Is the Planning Proposal a result of any strategic study or report?

This Planning Proposal is not the result of a specific strategic study or report. It merely seeks to address numerous matters that have arisen since the exhibition of the Draft Gosford LEP 2009 in early 2010 and to make the necessary amendments.

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

The Planning Proposal is the only means of achieving the objectives/intended outcomes.

Section B Relationship to strategic planning framework

3 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Central Coast Regional Strategy (CCRS) applies to the subject lands. The Planning Proposal consists of many minor operational and mapping issues which are not explicitly inconsistent with the outcomes or actions of the regional strategy. An

individual land use or mapping layer is unable to be specifically planned for in a document such as a regional strategy.

3a Does the proposal have strategic merit and is it consistent with the Regional Strategy and Metropolitan Plan, or can it otherwise demonstrate strategic merit in light of s117 Directions?

The CCRS has been addressed in Question 3 and Section 117 Directions are addressed in Question 6.

3b Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following: the natural environment (including known significant environmental values, resources or hazards) and the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The Planning Proposal addresses issues of land use which are not currently addressed in the LEP and amend the mapping to reflect current zones and land ownership.

The inclusion of Fairview as a heritage item will ensure its conservation within the surrounding natural environment.

The "undeferral" of certain 7(a) and 7(c2) land has site specific merit as it will ensure the urban zone reflects the current use or capability of the land.

4 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The *Community Strategic Plan – Gosford 2025* applies to the subject land. The Planning Proposal is not explicitly inconsistent with the strategies outlined in the Community Strategic Plan. An individual planning provision or mapping amendment is unable to be specifically accounted for in such a document nor in any of Council's other strategic documents.

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

The proposed numerous mapping amendments do not increase the development potential of any land above what is either permitted now or that was exhibited in the Draft LEP. Consequently no SEPP has application to these parts of the Planning Proposal.

6 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposed numerous mapping amendments do not increase the development potential of any land above what is either permitted now or that was exhibited in the Draft LEP. Consequently the Planning Proposal complies with all Section 117 Directions.

Direction 4.4 - Planning for Bushfire Protection

This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land. In the preparation of a planning proposal the relevant planning authority must consult with the

Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.

As some of the land is bushfire prone the Planning Proposal will have to be referred to the Rural Fire Service (RFS) for comment as required under this Direction. Also the addition of Fairview as a new heritage item will require the RFS to be consulted.

Direction 2.3 Heritage Conservation

This direction applies when a relevant planning authority prepares a planning proposal that will affect items, areas, objects and places of environmental heritage identified in a study of the environmental heritage on the land.

Council has considered a study of the Fairview homestead and made a resolution to include this structure in the list of heritage items in Schedule 5 of the Gosford LEP.

Direction 5.1 Implementation of Regional Strategies

Clause (4) of the Direction requires Planning Proposals to be consistent with a Regional Strategy released by the Minister for Planning and Infrastructure.

The Planning Proposal is considered to be consistent with the objectives and actions contained in the Central Coast Regional Strategy 2006 – 2031 as indicated in the response to Question 3 above.

Direction 6.1 – Approval and Referral Requirements

Clause (4) of the Direction requires a Planning Proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.

This Planning Proposal is consistent with this direction as no such inclusions, or designation is proposed.

Direction 6.2 - Reserving Land for Public Purposes

A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).

Some of the miscellaneous mapping changes relate to the rationalisation of zoning boundaries that affect several public agencies. Hence the approval of the relevant public authority or the Director General of Planning is to be sought should a Gateway Determination be issued.

Direction 6.3 – Site Specific Provisions

The Planning Proposal is consistent with this Direction as no site specific provisions are included.

Section C Environmental, social and economic impact

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

No.

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

No. The proposed amendments seek to reflect the existing environmental characteristics of the land or seek to ensure these characteristics are retained.

9 How has the Planning Proposal adequately addressed any social and economic effects?

The proposed amendments will ensure that social and economic benefits to the community will be enhanced.

Section D State and Commonwealth interests

10 Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal will have no effect on public infrastructure. Some of the mapping amendments seek to more accurately reflect the location of existing infrastructure.

11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning Proposal?

No consultations have yet been undertaken with State and Commonwealth agencies as the gateway determination has not yet been issued.

As some of the amendments relate to land owned by public agencies they will have to be consulted. These agencies are:

- Roads and Maritime Service
- National Parks and Wildlife Service
- State Rail Authority
- Northern Sydney Central Coast Health Service
- Government Property NSW
- Telstra

Part 4 Mapping

S55(2)(d) If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones, heritage areas, flood prone land - a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.

Should Council proceed with this Planning Proposal and a Gateway Determination be received, appropriate mapping will be prepared for consultation purposes in accordance with *Standard Technical Requirements for LEP Maps*.

All mapping amendments associated with the planning proposal are outlined in Appendices 1, 2 and 3.

Part 5 Community Consultation

S55(2)(e) Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

Subject to Gateway support community consultation will involve an exhibition period of 14 or 28 days. The community will be notified of the commencement of the exhibition period via a notice in the local newspaper and on the web-site of Gosford City Council.

The written notice will:

- give a brief description of the objectives or intended outcomes of the planning proposal;
- indicate the land affected by the planning proposal;
- state where and when the planning proposal can be inspected;
- give the name and address of Gosford City Council for receipt of submissions; and
- indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection:

- the planning proposal, in the form approved for community consultation by the Director-General of Planning;
- the gateway determination; and
- any studies relied upon by the planning proposal.

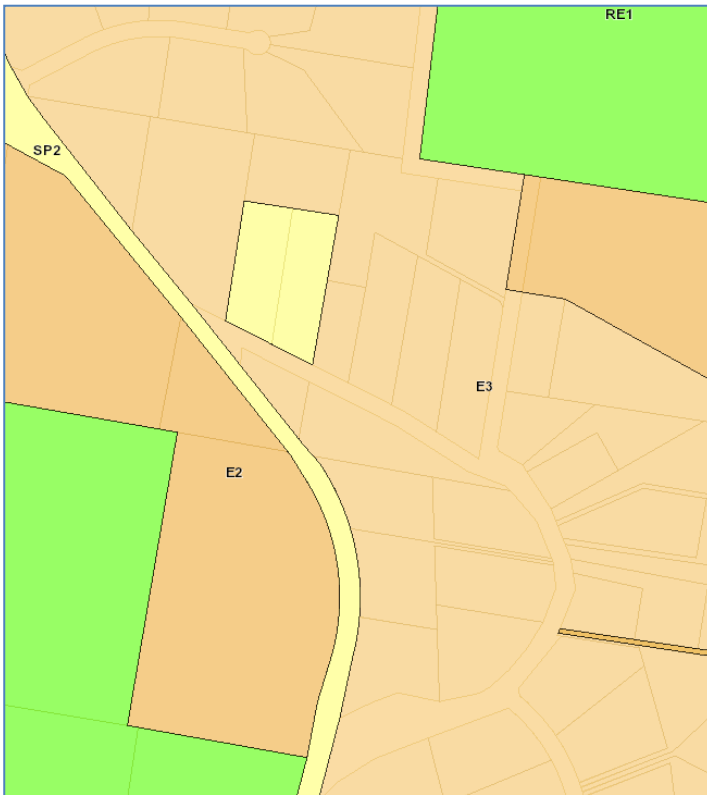
Part 6 Project Timeline

Gateway Determination	May 2014
Completion of required technical information	n/a
Government Agency consultation	June 2014
Public Exhibition	August 2014
Consideration of submissions by Council	October 2014
Forward Plan to Department for notification	December 2014

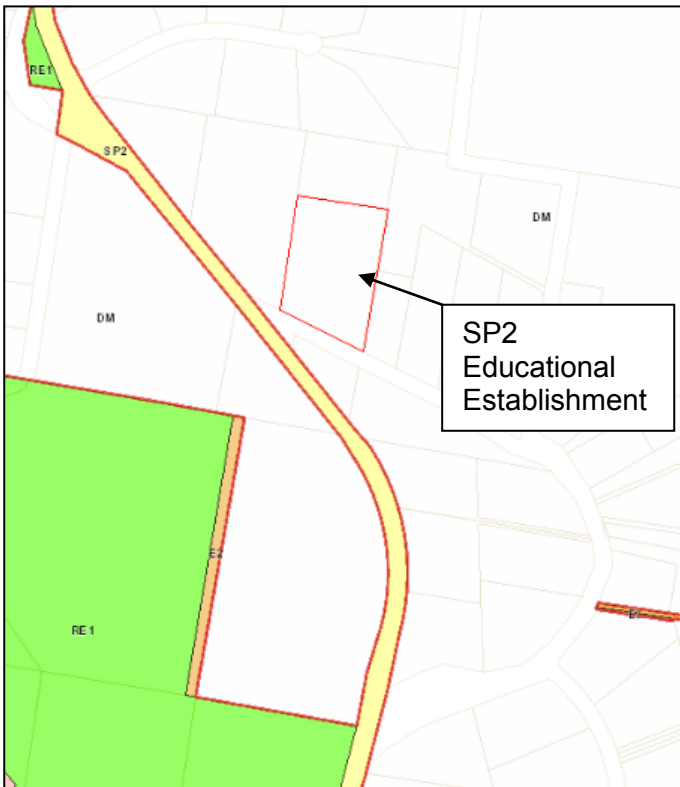
APPENDIX 1 –Deferred 7(a) & 7(c2) land that was exhibited as a zone other than E2 or E3

**Lot 2 DP 843038 and Lot 3 DP 866734 (now part of Lot 1 DP 1193406) Bundaleer Cres,
Bensville**

Exhibited DLEP

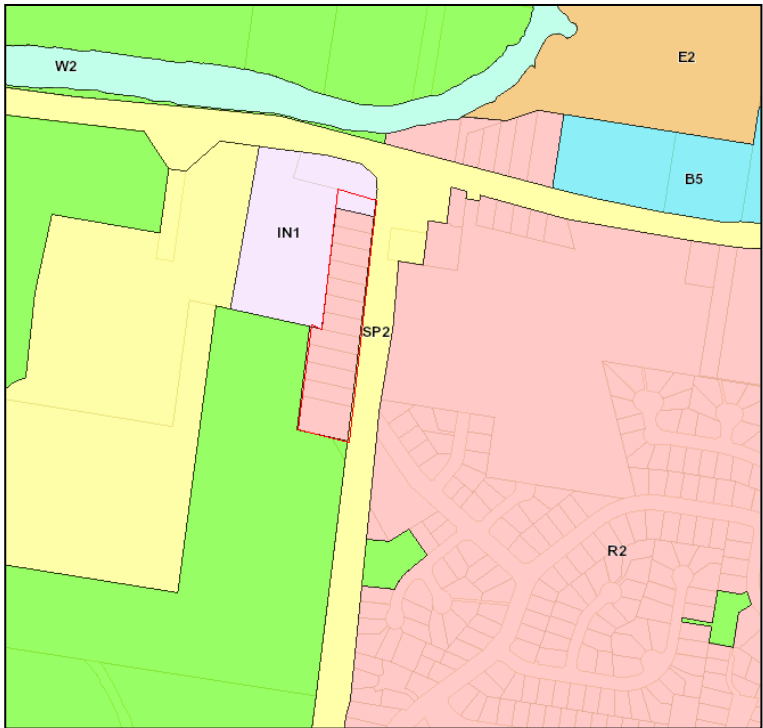


Gazetted LEP 2014

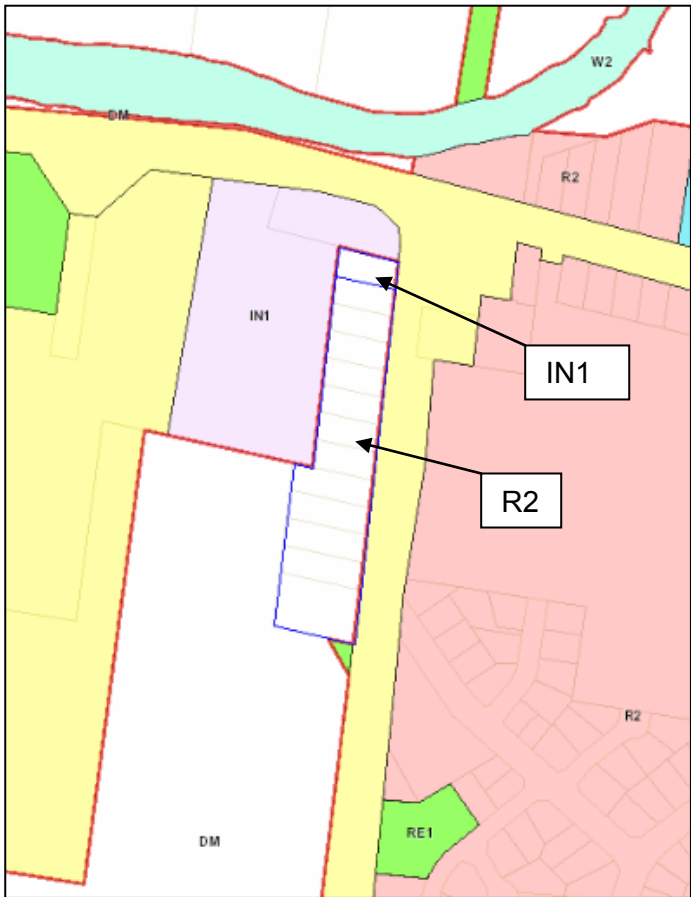


**Lot 1 DP 625529 corner Central Coast Hwy and Avoca Drive, Erina, and
12 residential lots fronting Avoca Drive, Erina**

Exhibited DLEP

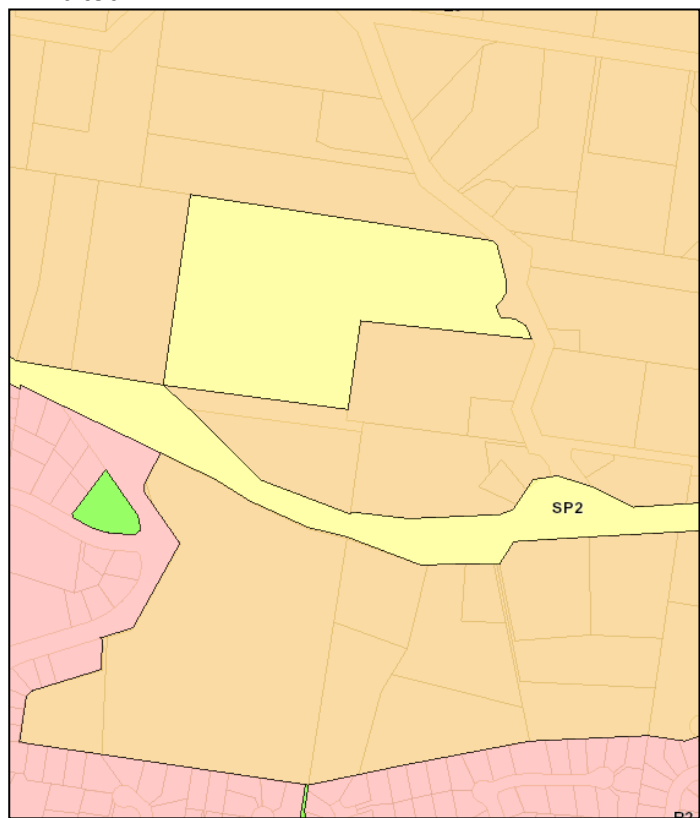


Gazetted LEP 2014

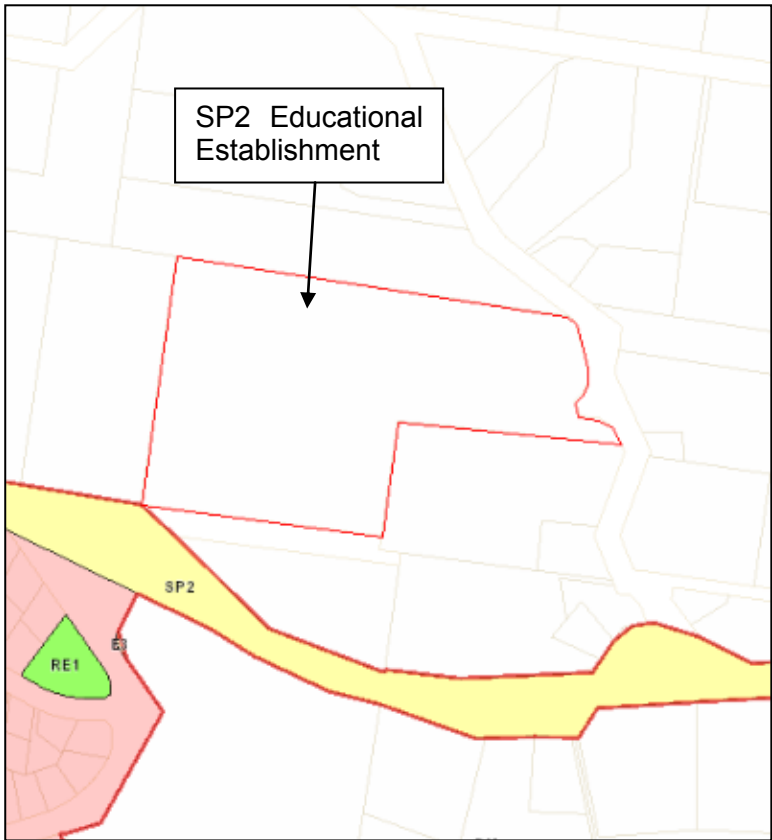


Lot 11 DP 1045814 Serpentine Road, Erina Heights

Exhibited DLEP

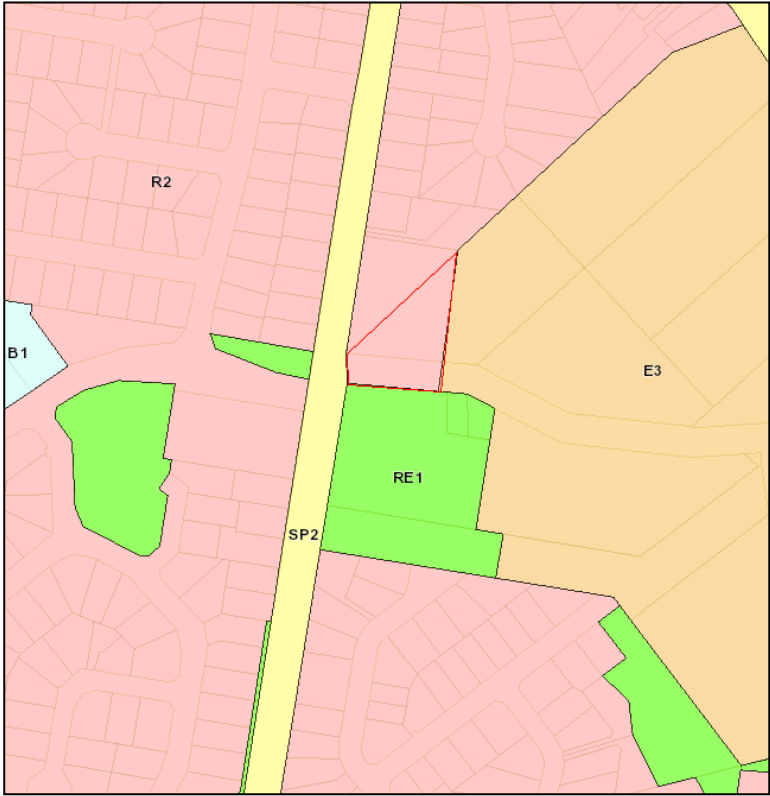


Gazetted LEP 2014

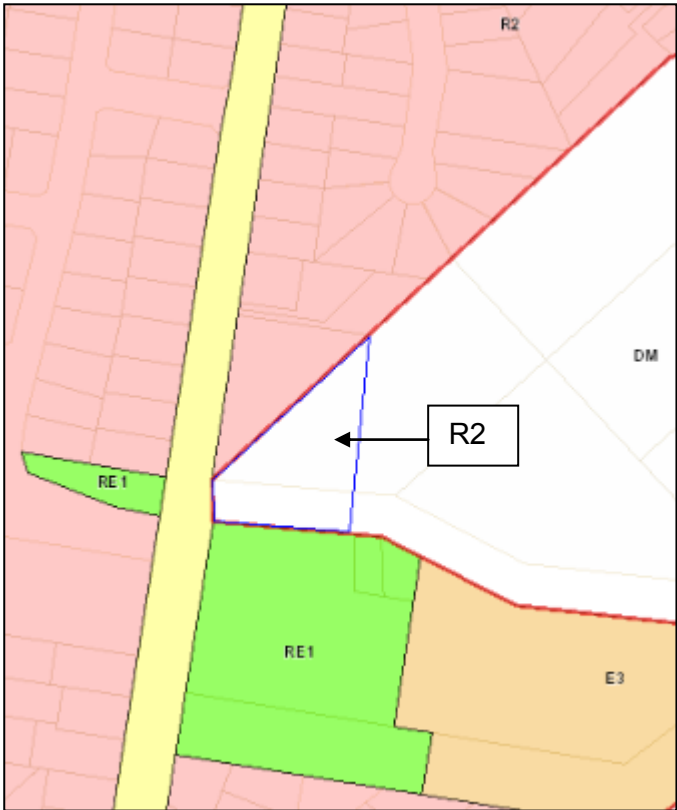


Lot 239 DP 755251 Dandaloo Road, Kariong and road reserve

Exhibited DLEP

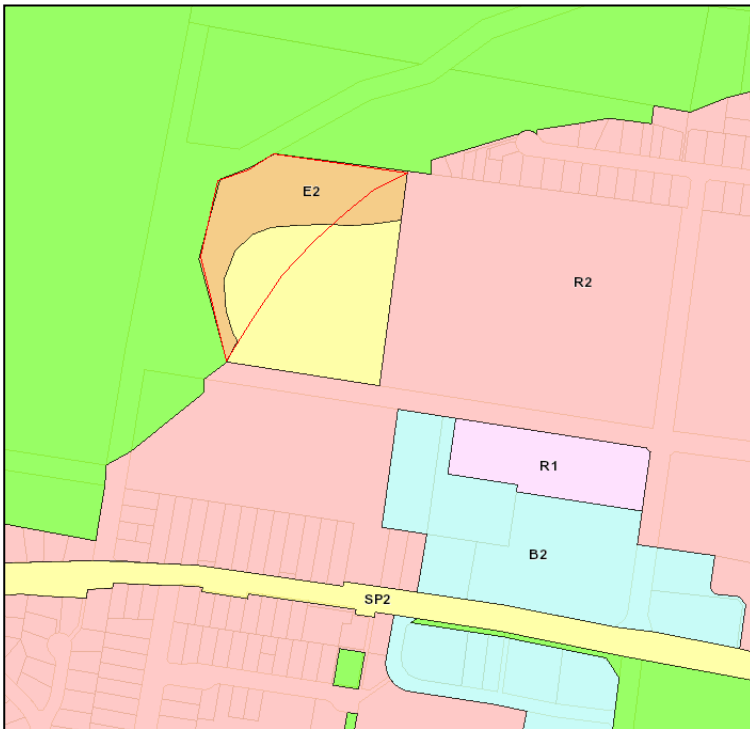


Gazetted LEP 2014

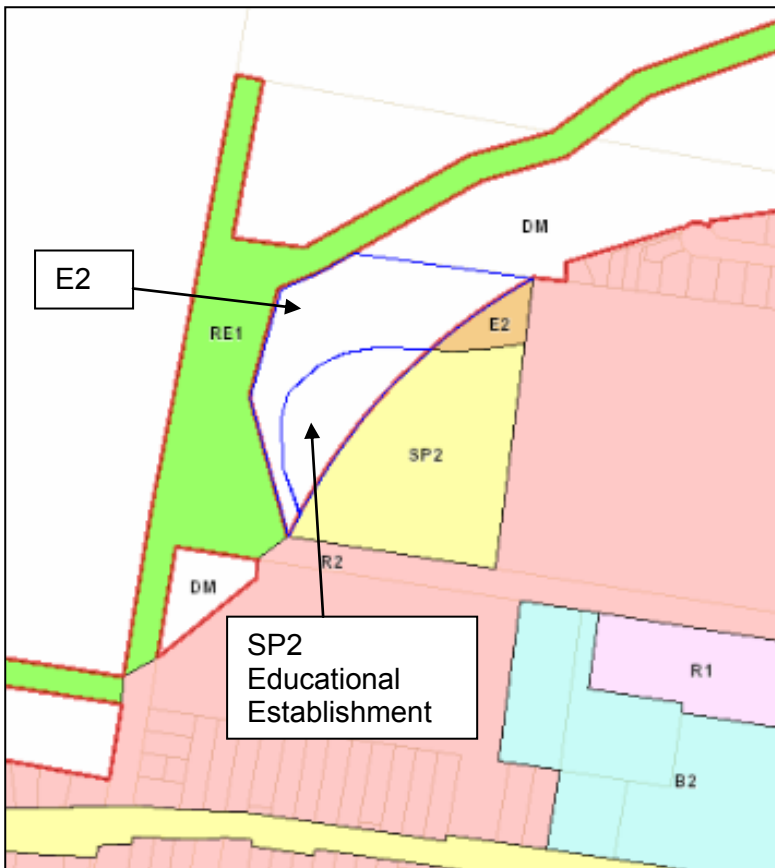


Lot 2 DP 710418 Kincumber Street, Kincumber

Exhibited DLEP

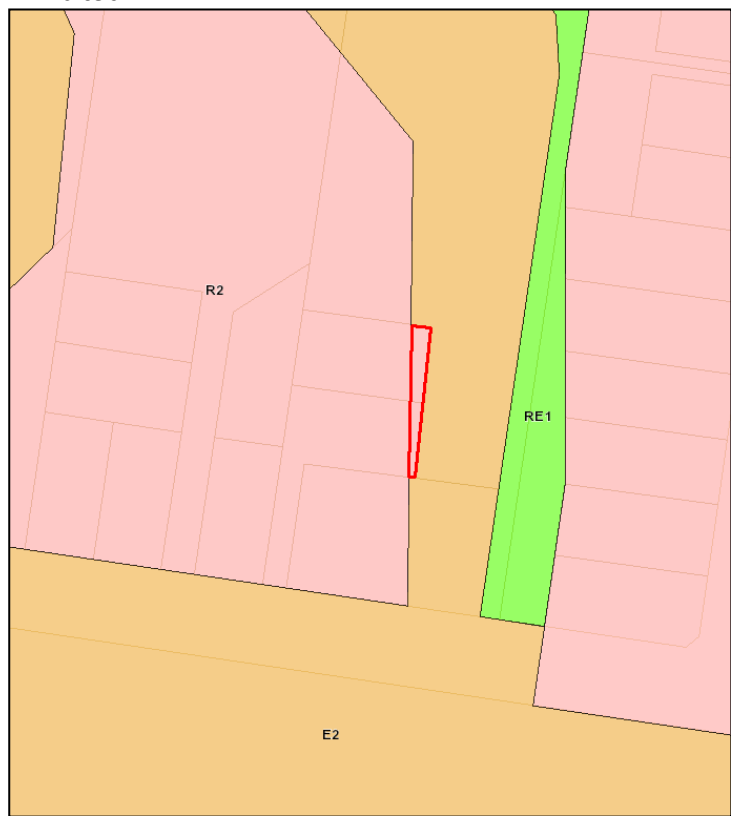


Gazetted LEP 2014

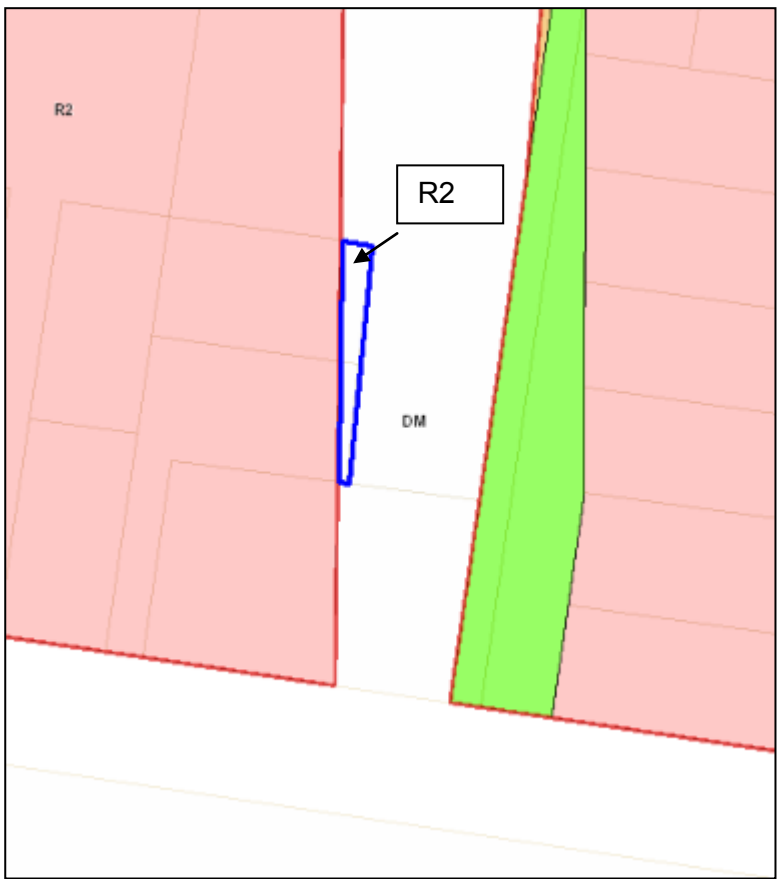


Lots 420 & 421 DP 1055817 Narara Creek Road, Narara

Exhibited DLEP

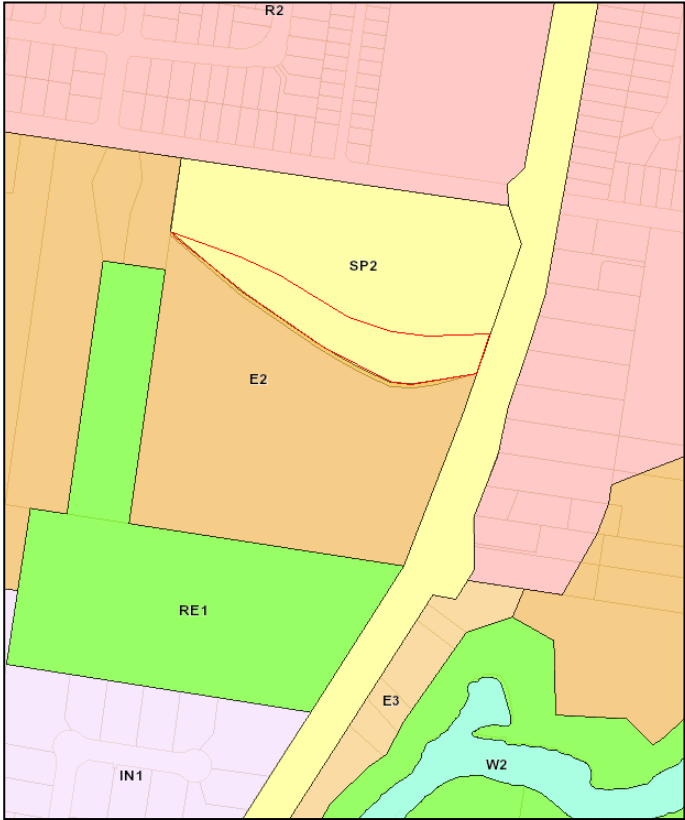


Gazetted LEP 2014

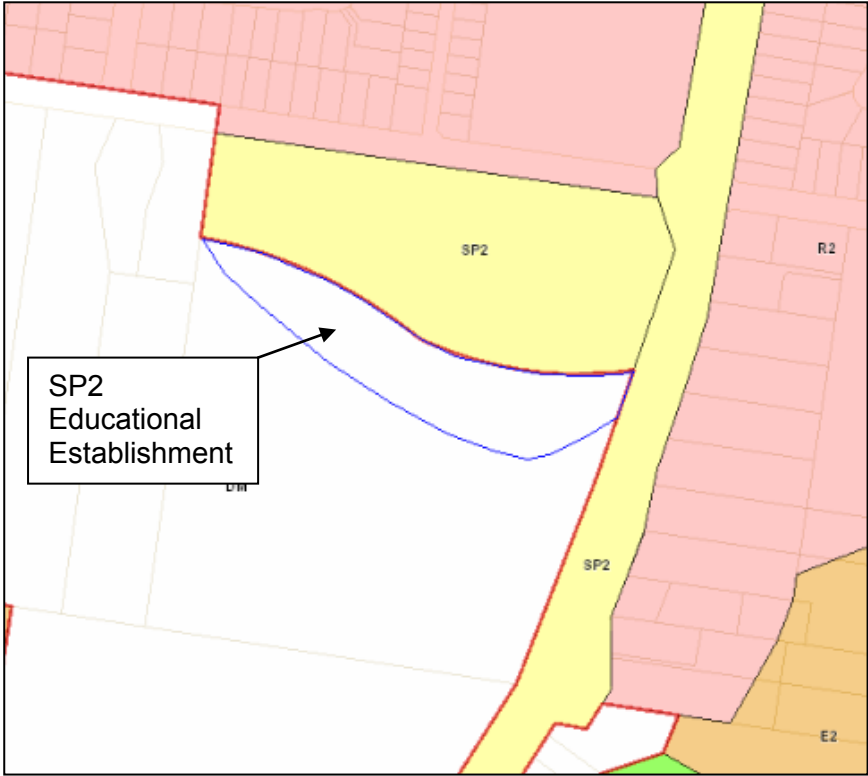


Lot 102 DP 832279 Narara Creek Road, Narara

Exhibited DLEP

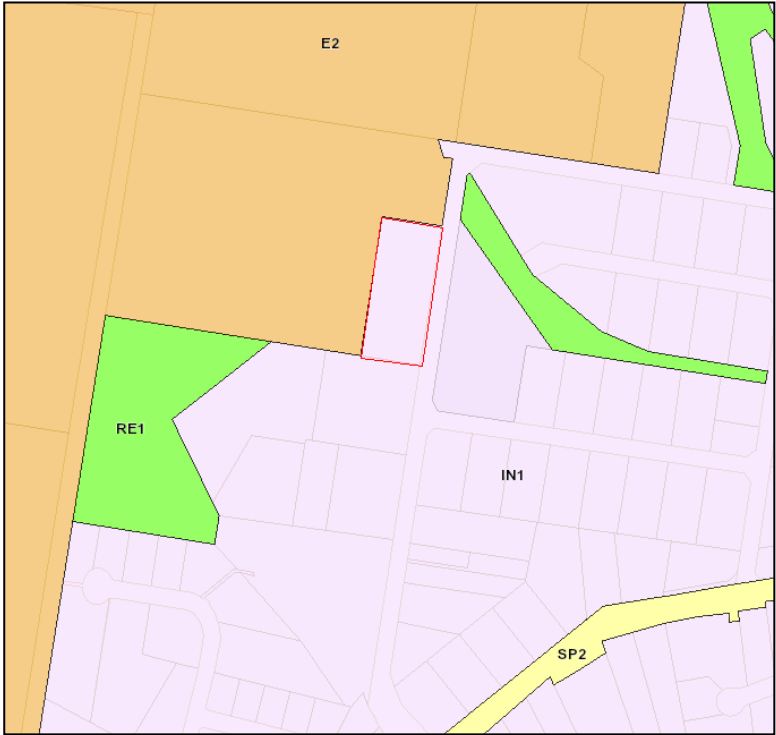


Gazetted LEP 2014

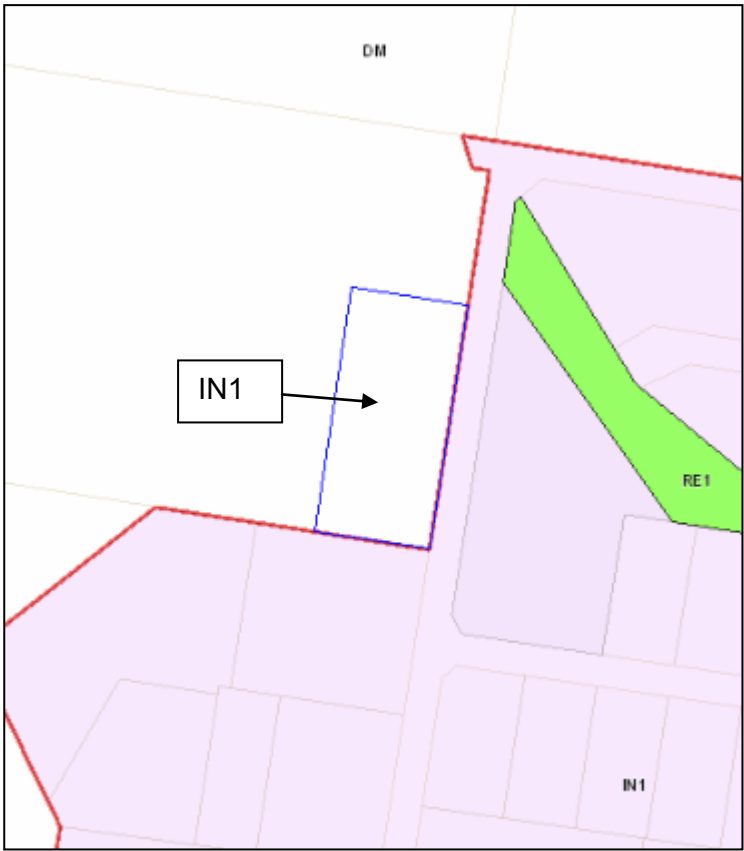


Lot 6 DP 3944 Nells Road, West Gosford

Exhibited DLEP

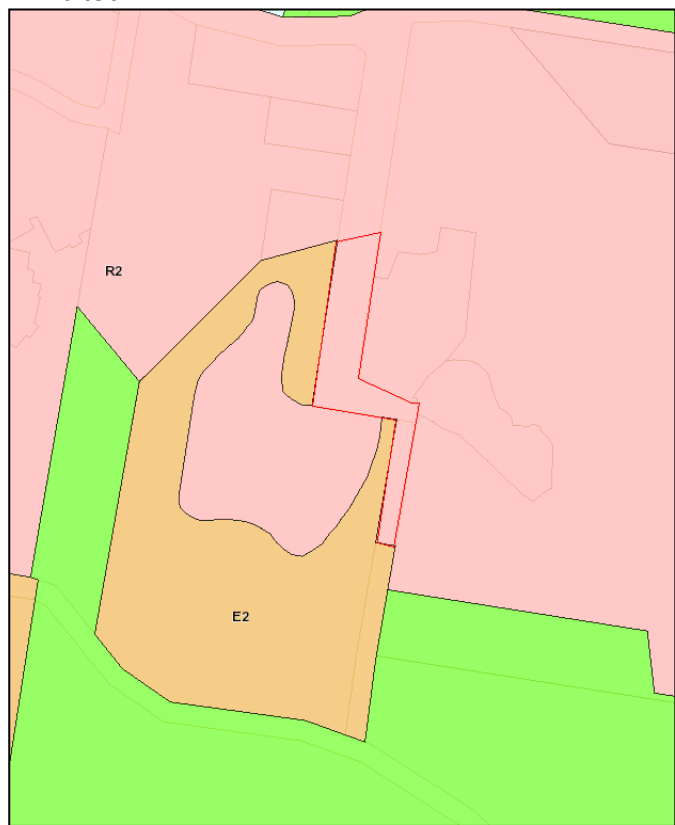


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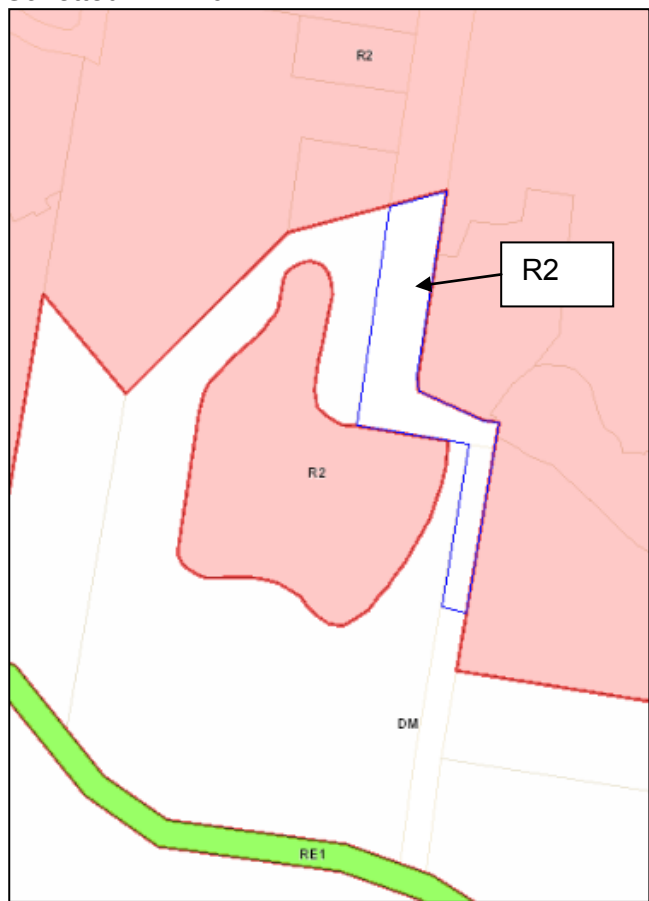


Lot 1 DP 726253 Kalawarra Road, Wyoming and road reserve

Exhibited DLEP

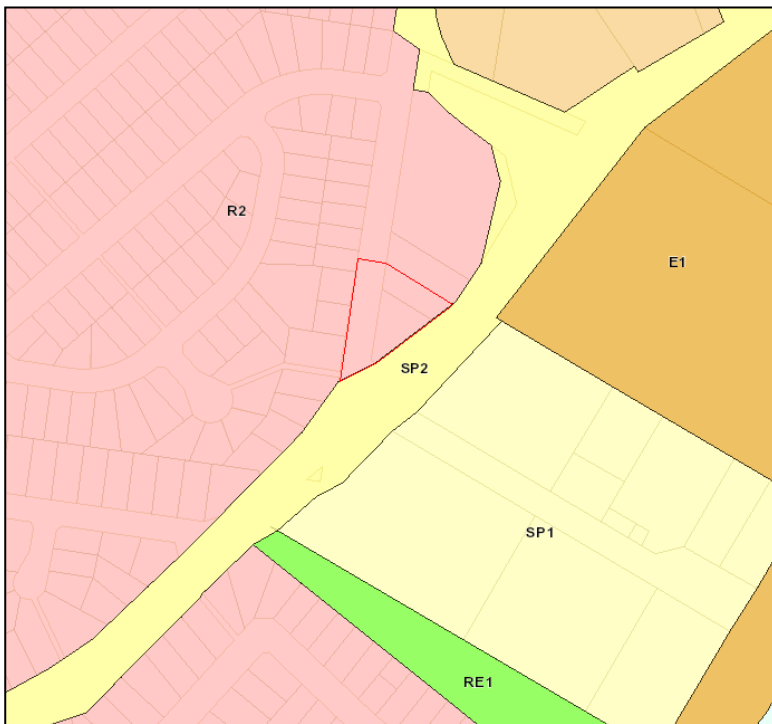


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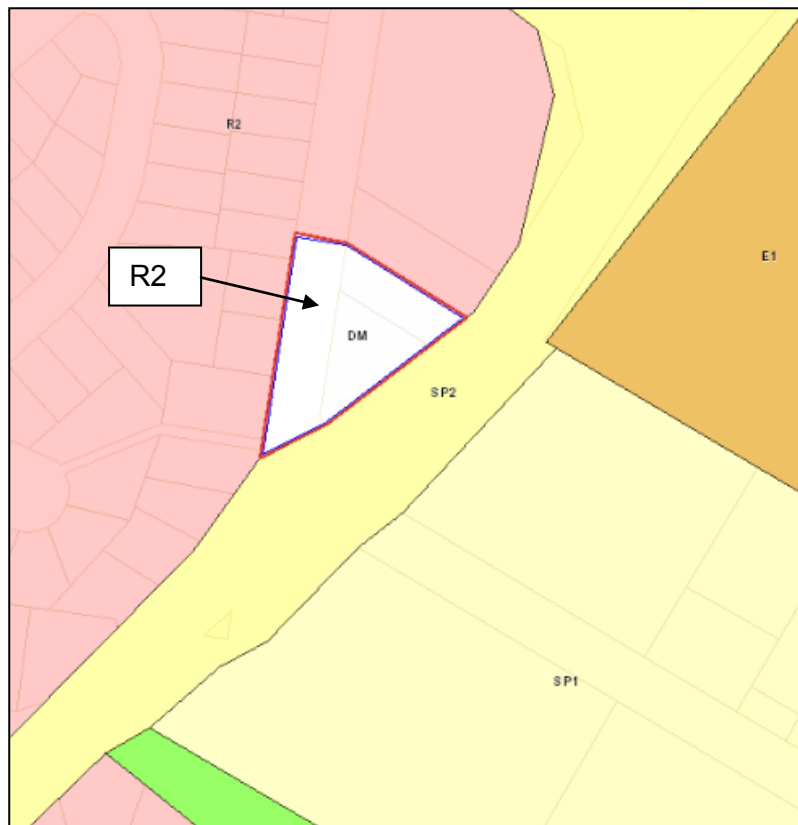


Lot 2 DP 509011 and Lot 1 DP 409291 Old Tumbi Road, Wamberal and road reserve

Exhibited DLEP

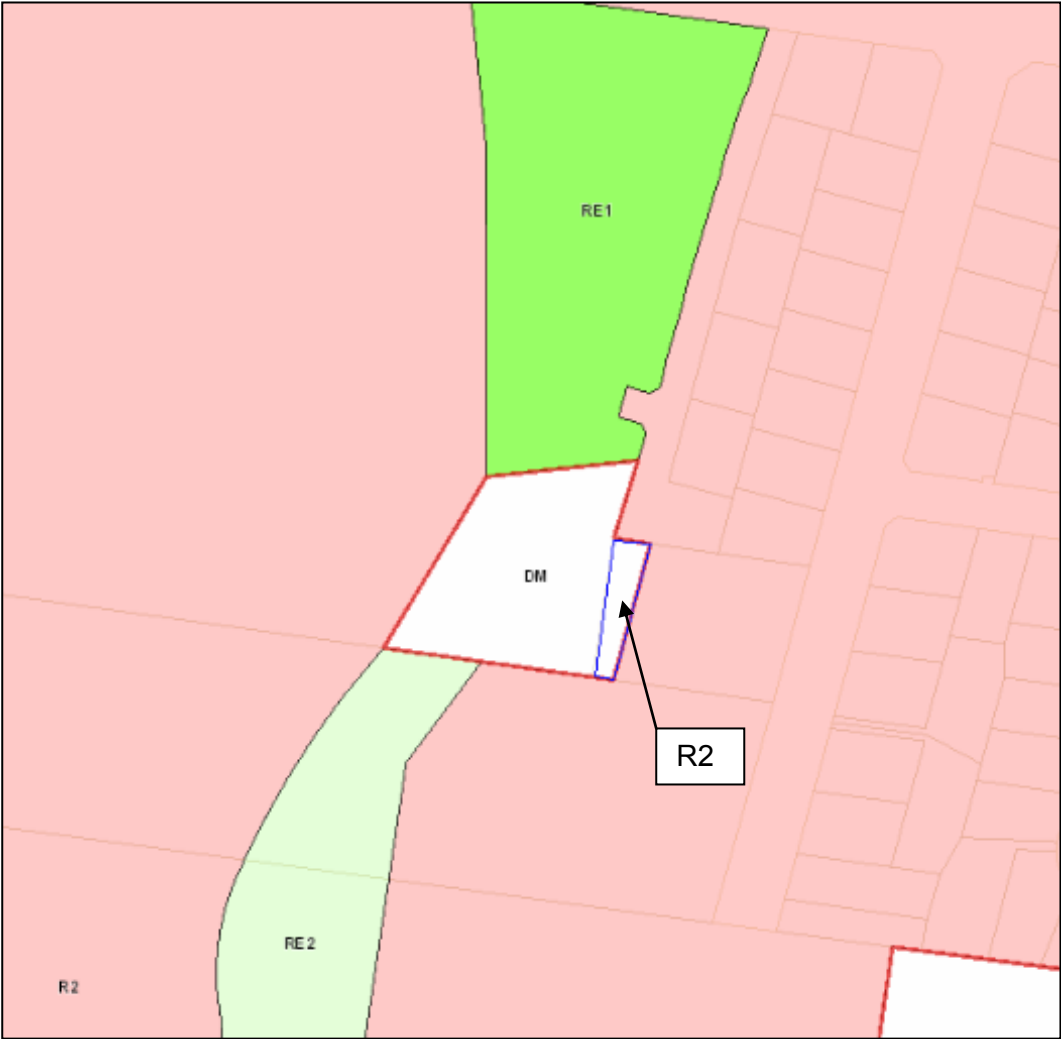


Gazetted LEP 2014



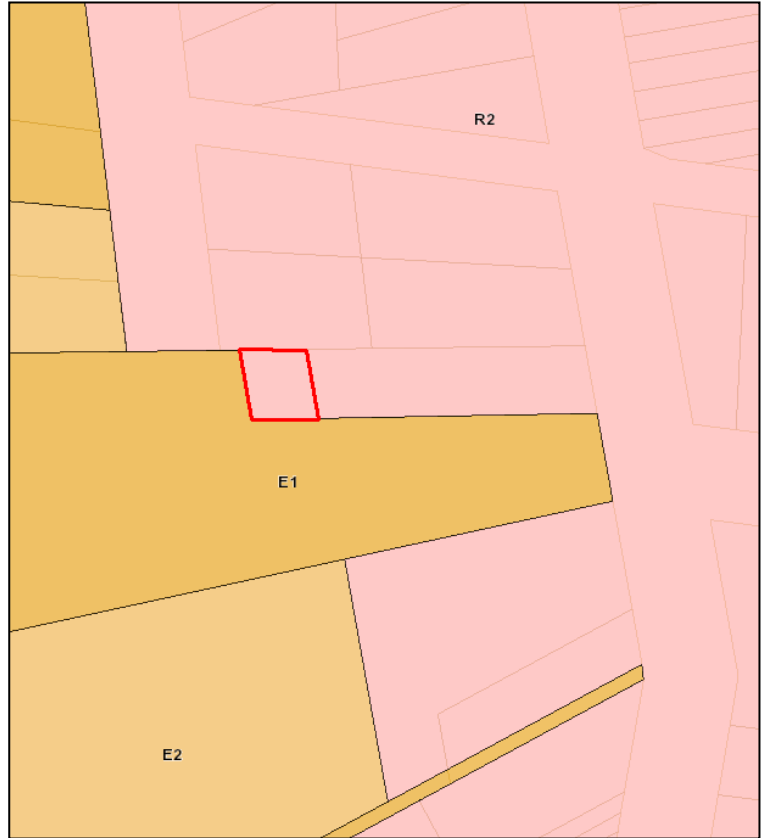
Lot 1 DP 1189881 Belar Ave Terrigal

Gazetted LEP 2014

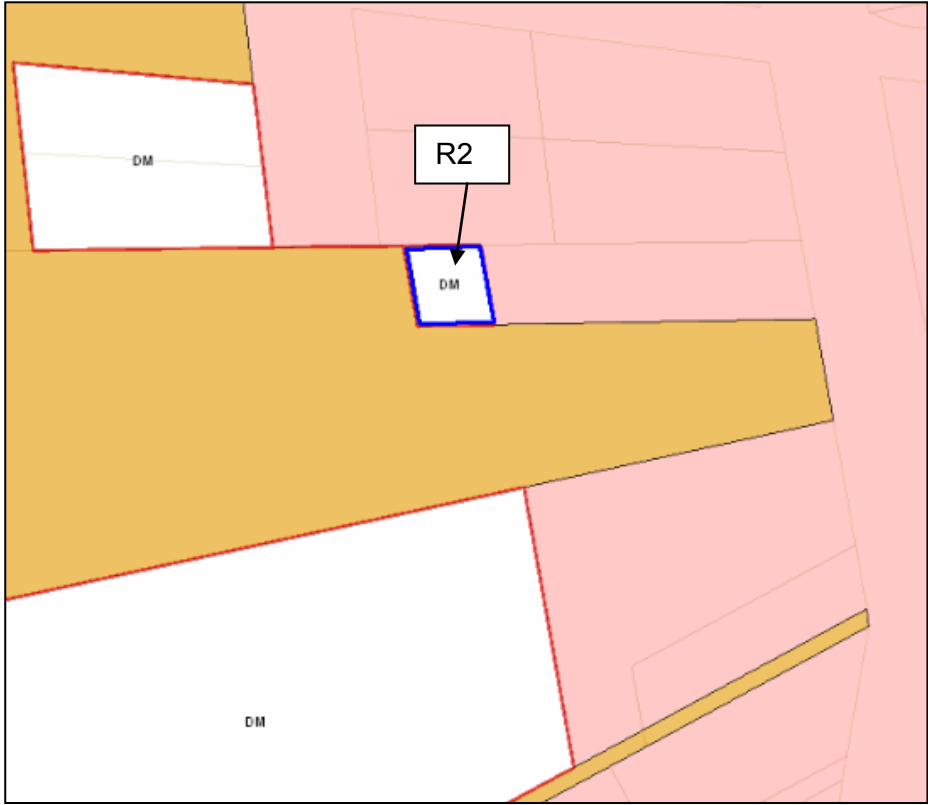


Lot 1 DP 311853 Wagstaffe Avenue, Wagstaffe

Exhibited DLEP

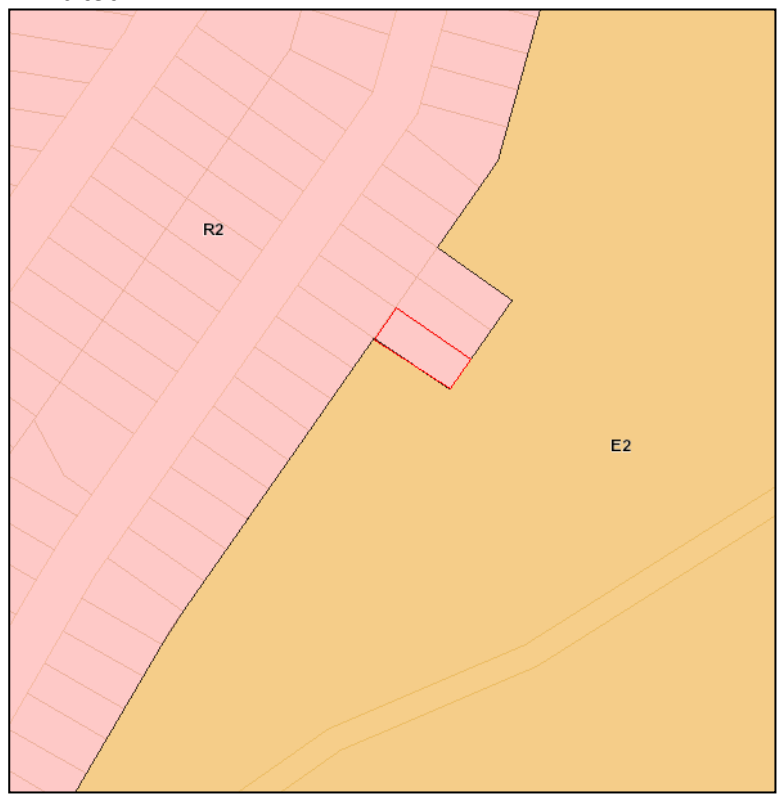


Gazetted LEP 2014

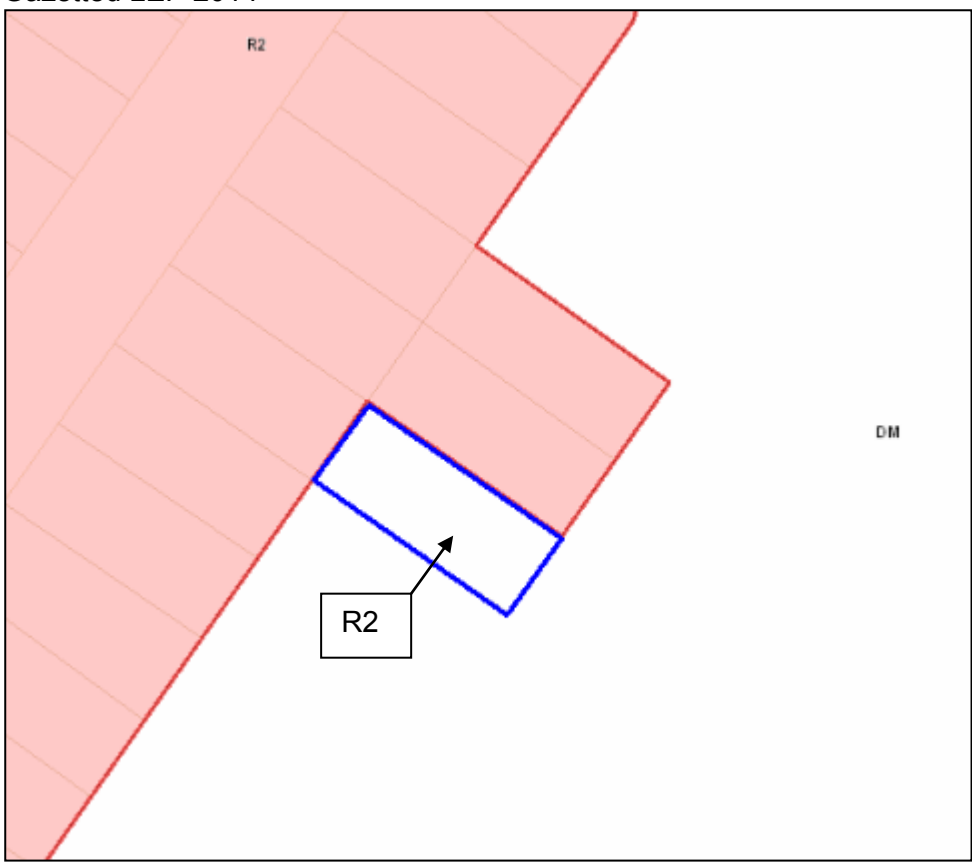


Lot 69A DP 374229 Bourke Avenue, Yattalunga

Exhibited DLEP

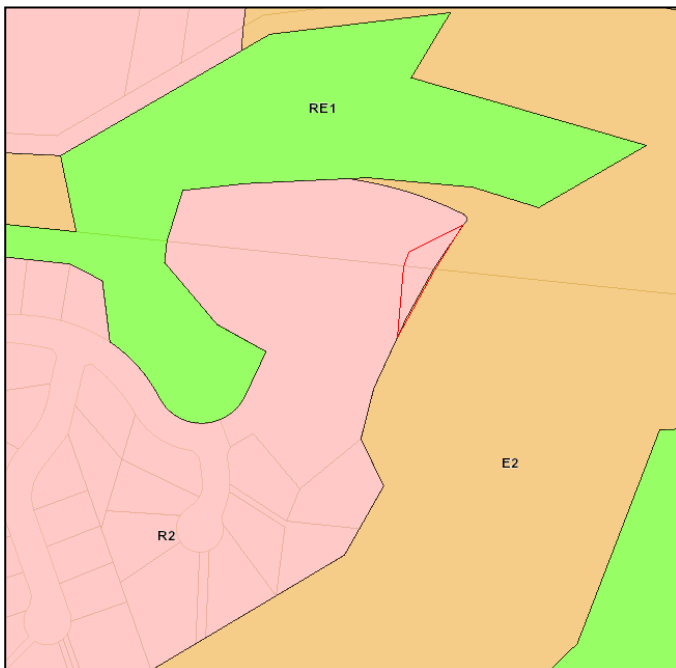


Gazetted LEP 2014

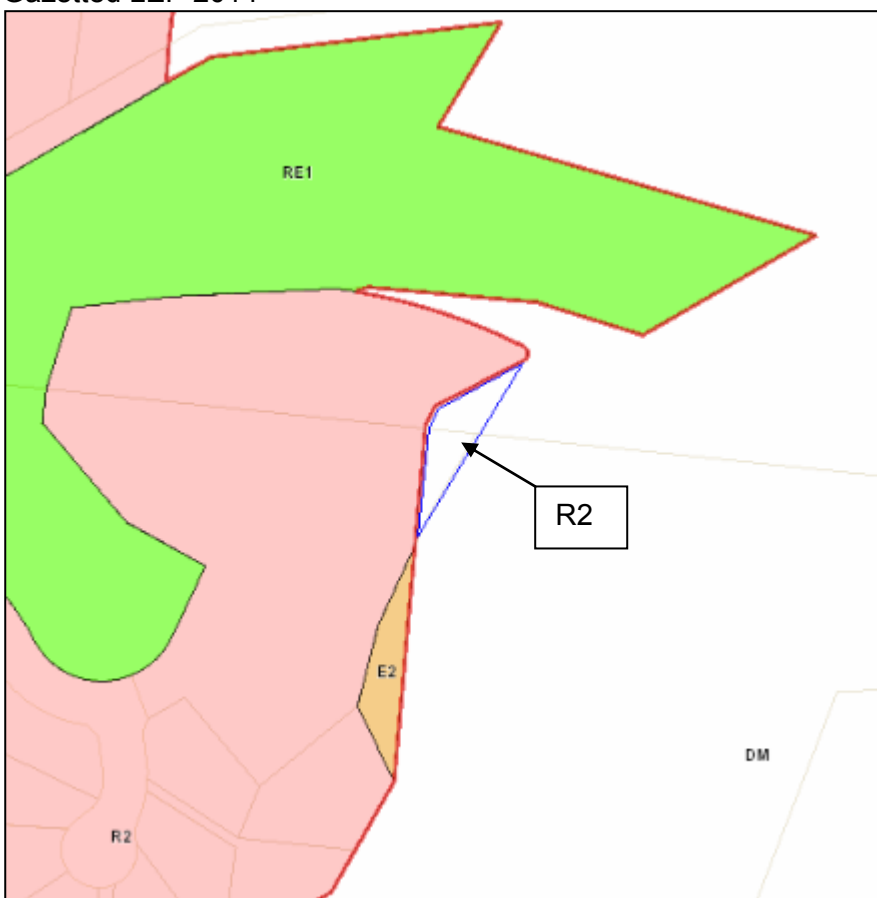


Part of Lot 21 DP 732601 and part of Lot 52 DP 868717 Chamberlain Road, Wyoming

Exhibited DLEP

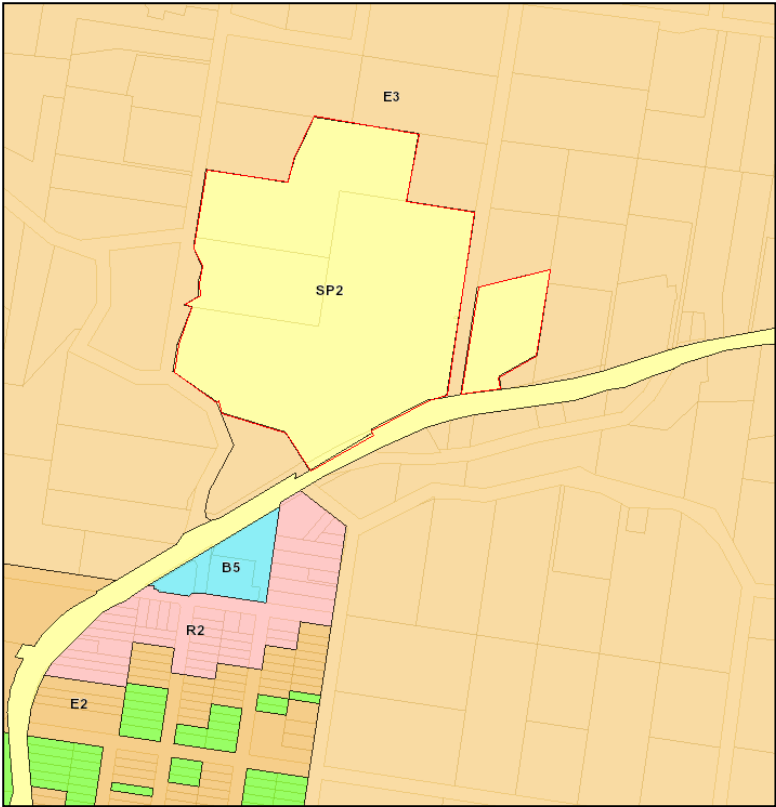


Gazetted LEP 2014

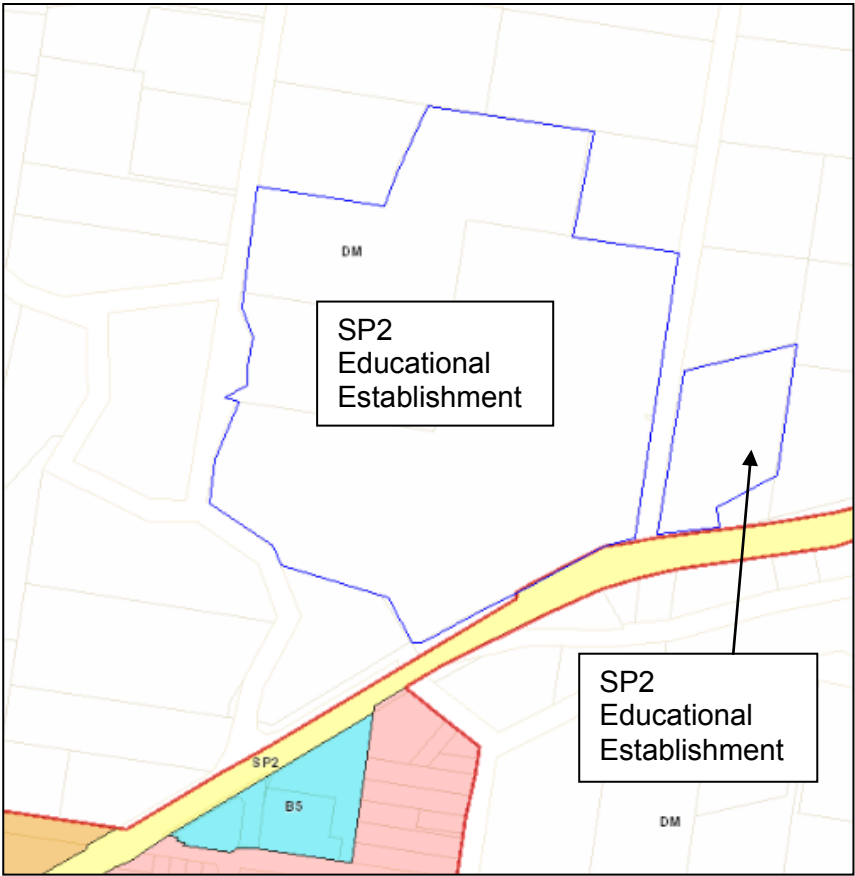


Lot 1 DP 1155519, Lot 1 DP 1030674, Lot 46 DP 1976, Lot 12 DP 847114 Central Coast Highway, Erina Heights

Exhibited DLEP

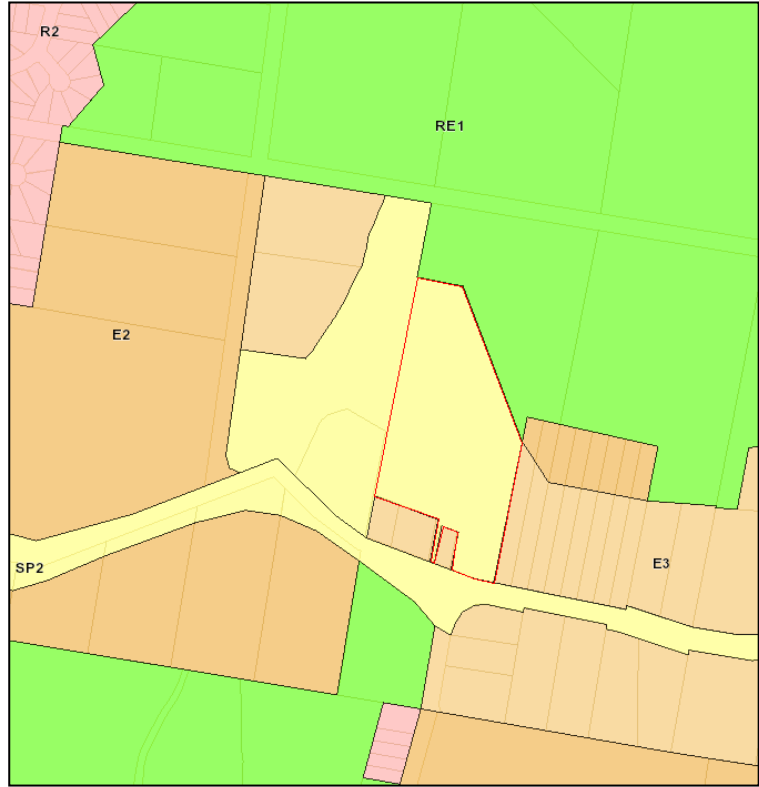


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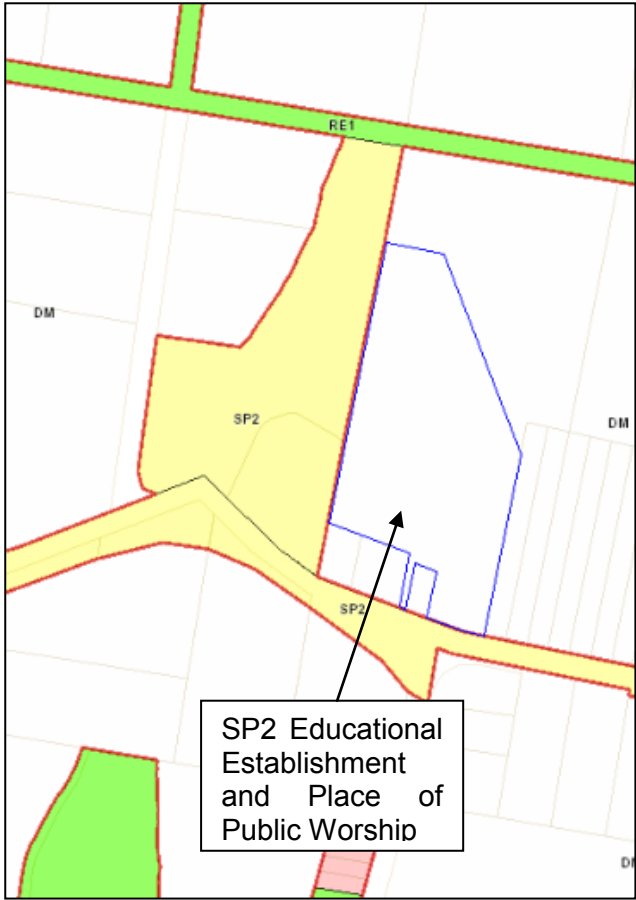


Lot 234 DP 1108146 Avoca Drive, Green Point

Exhibited DLEP

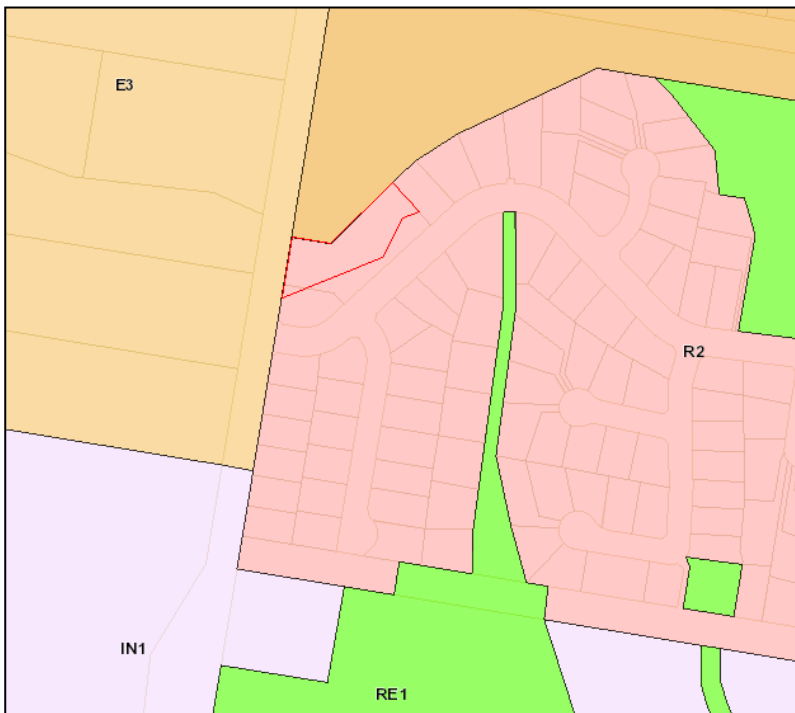


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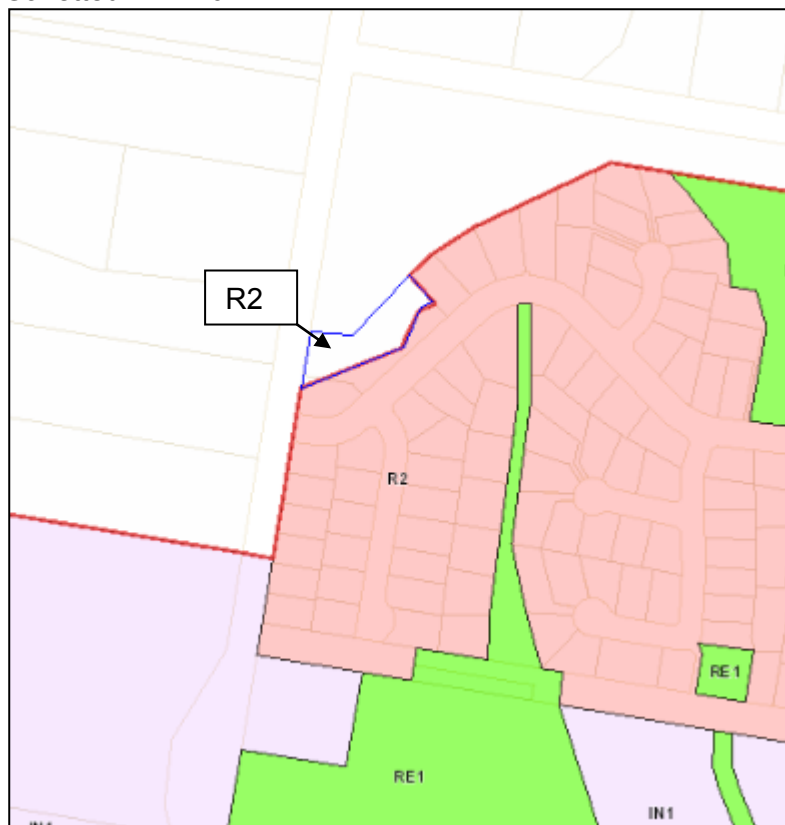


Parts of Lots 91 and 92 DP 873265 Cambourn Drive, Lisarow

Exhibited DLEP

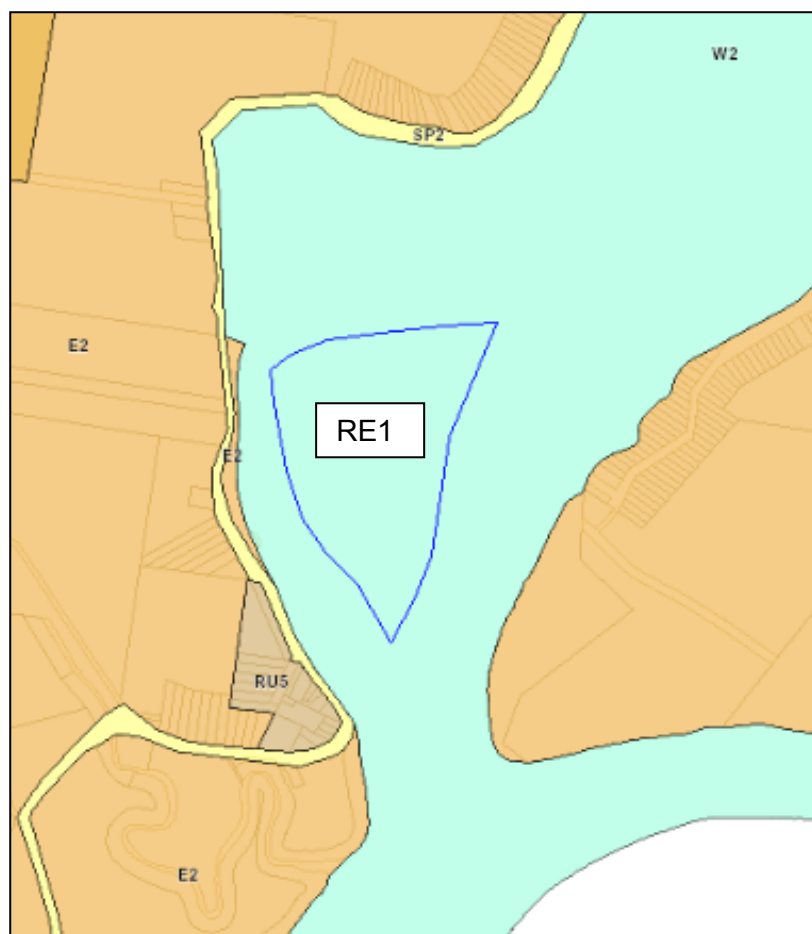


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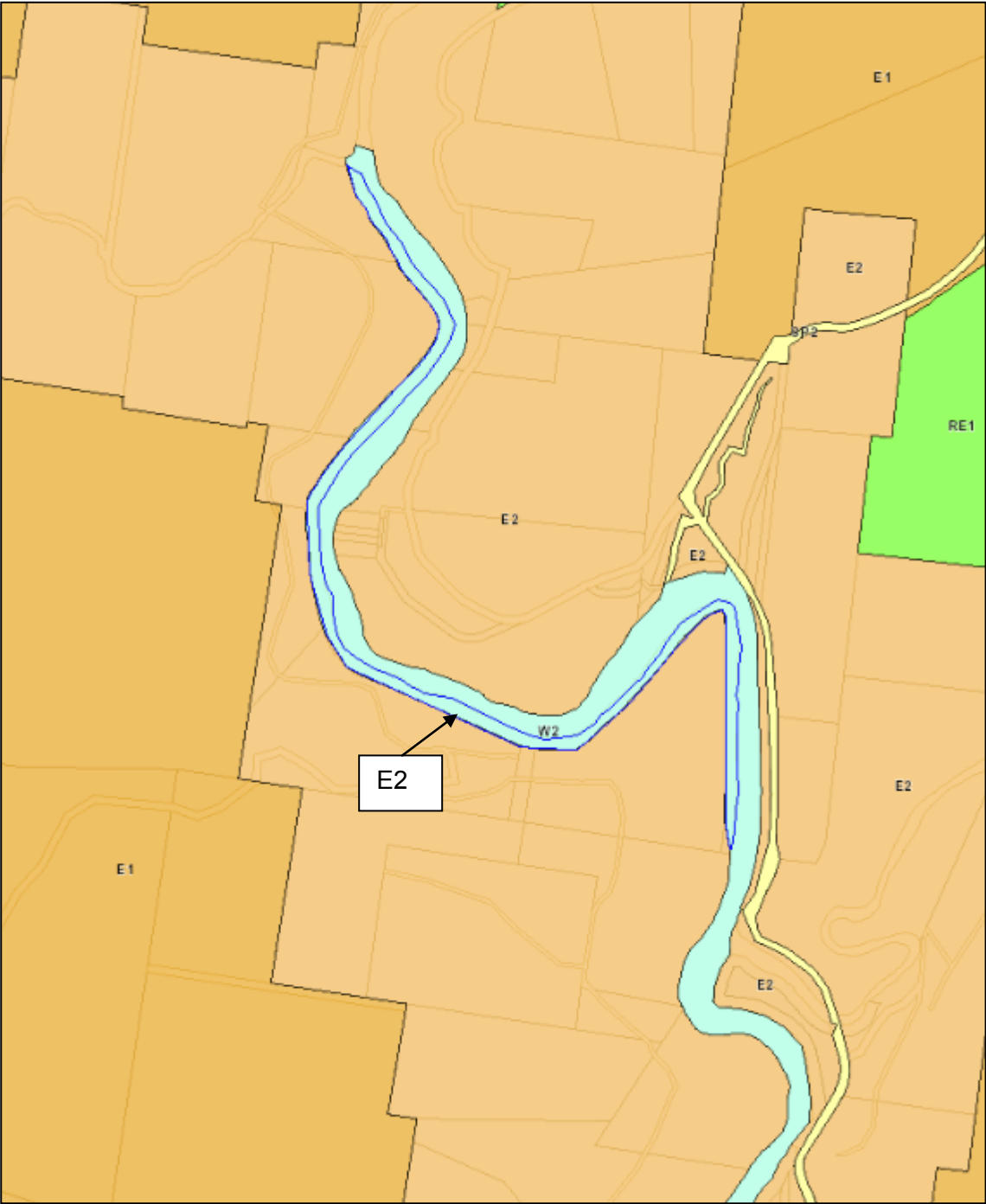


APPENDIX 2 - Miscellaneous Mapping Amendments

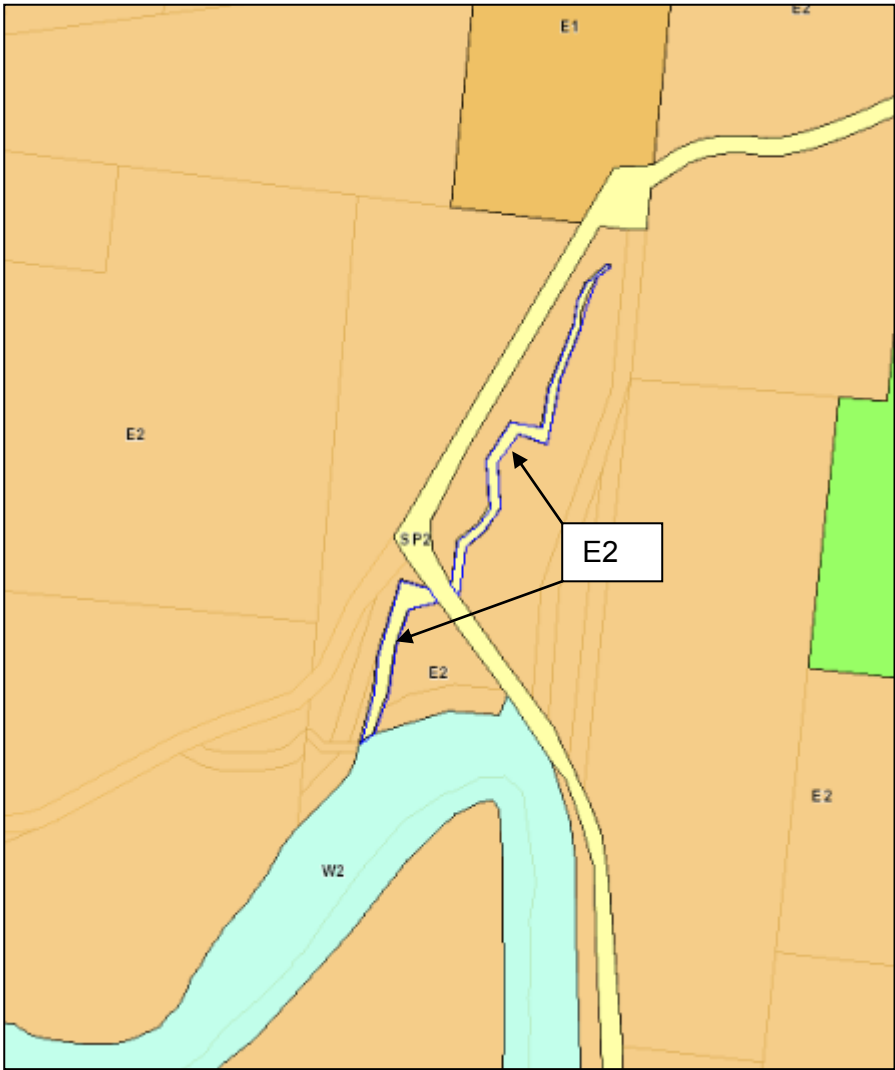
Triangle Island, Spencer



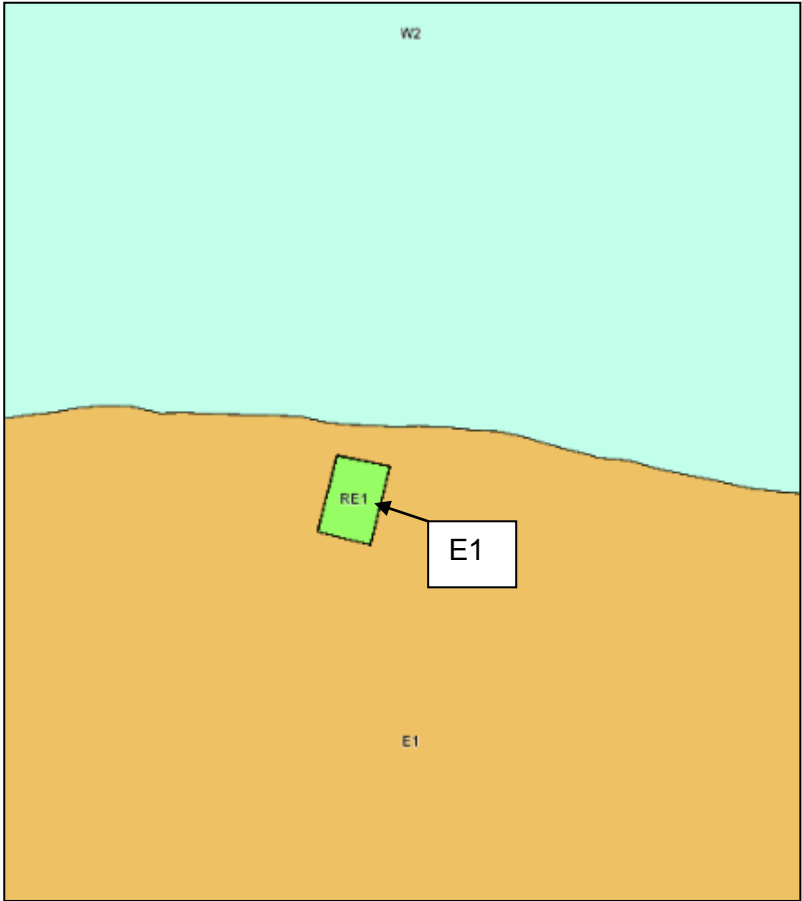
Lot 7300 DP 1160924 Oyster Shell Road, Mangrove Creek



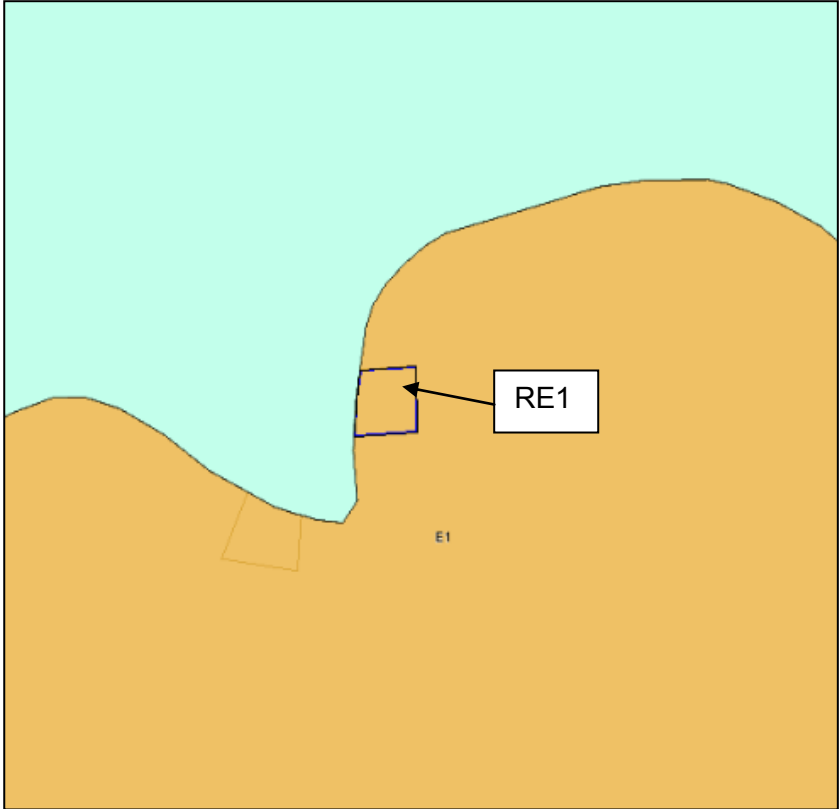
Bedlam Creek, Greengrove



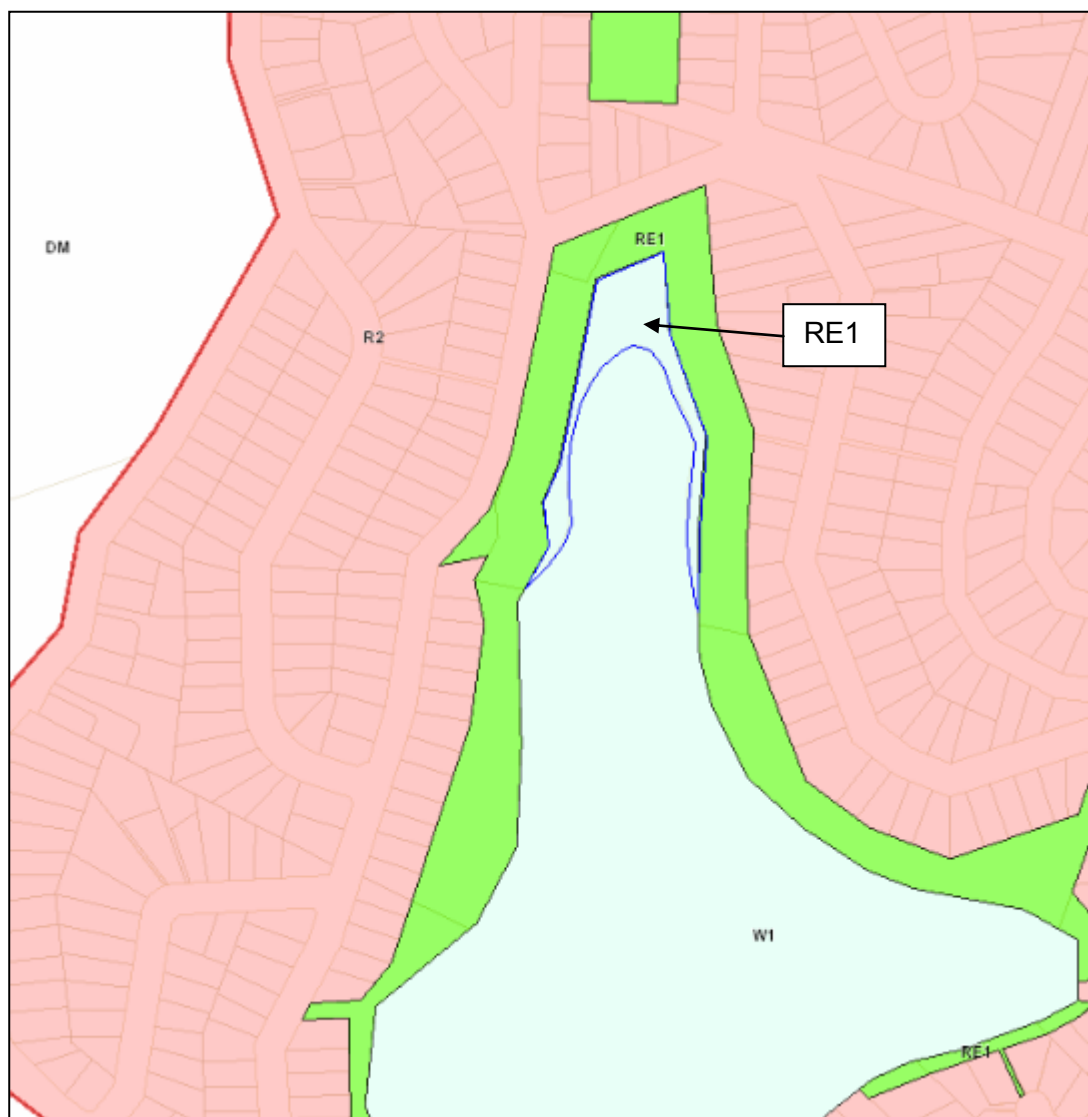
Lot 270 DP 755251 Mullet Creek, Wondabyne



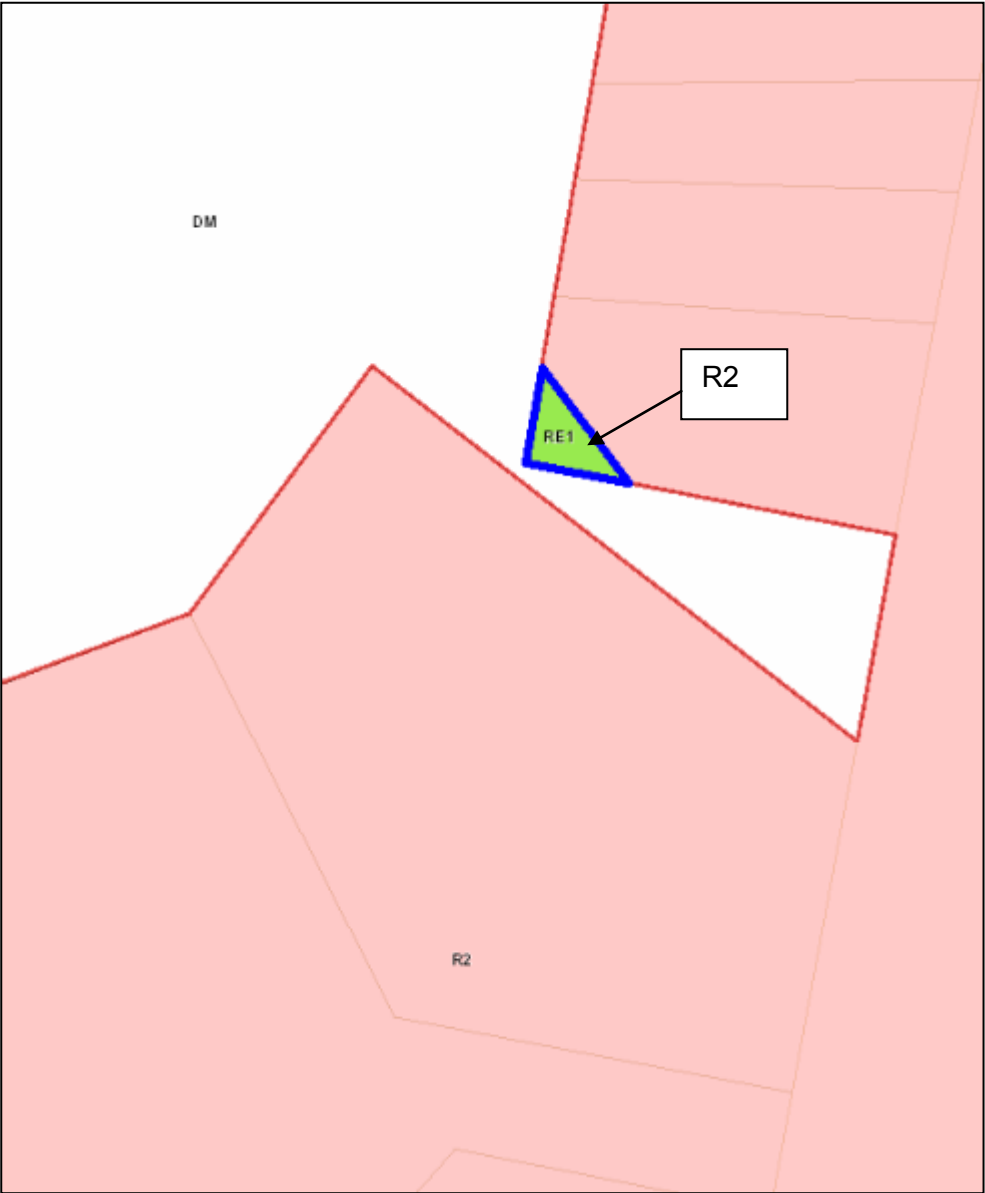
Lot 265 DP 755251 Mullet Creek, Wondabyne



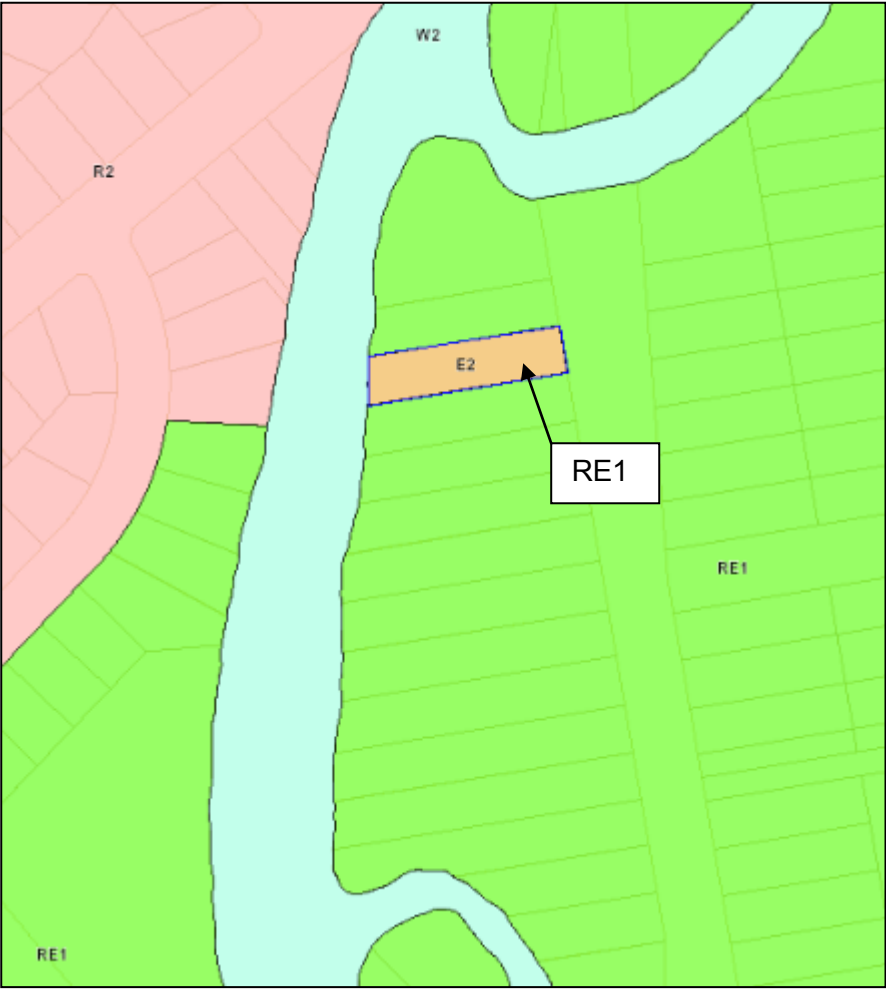
Lot 7329 DP 1166146 Northern Arm of Avoca Lake



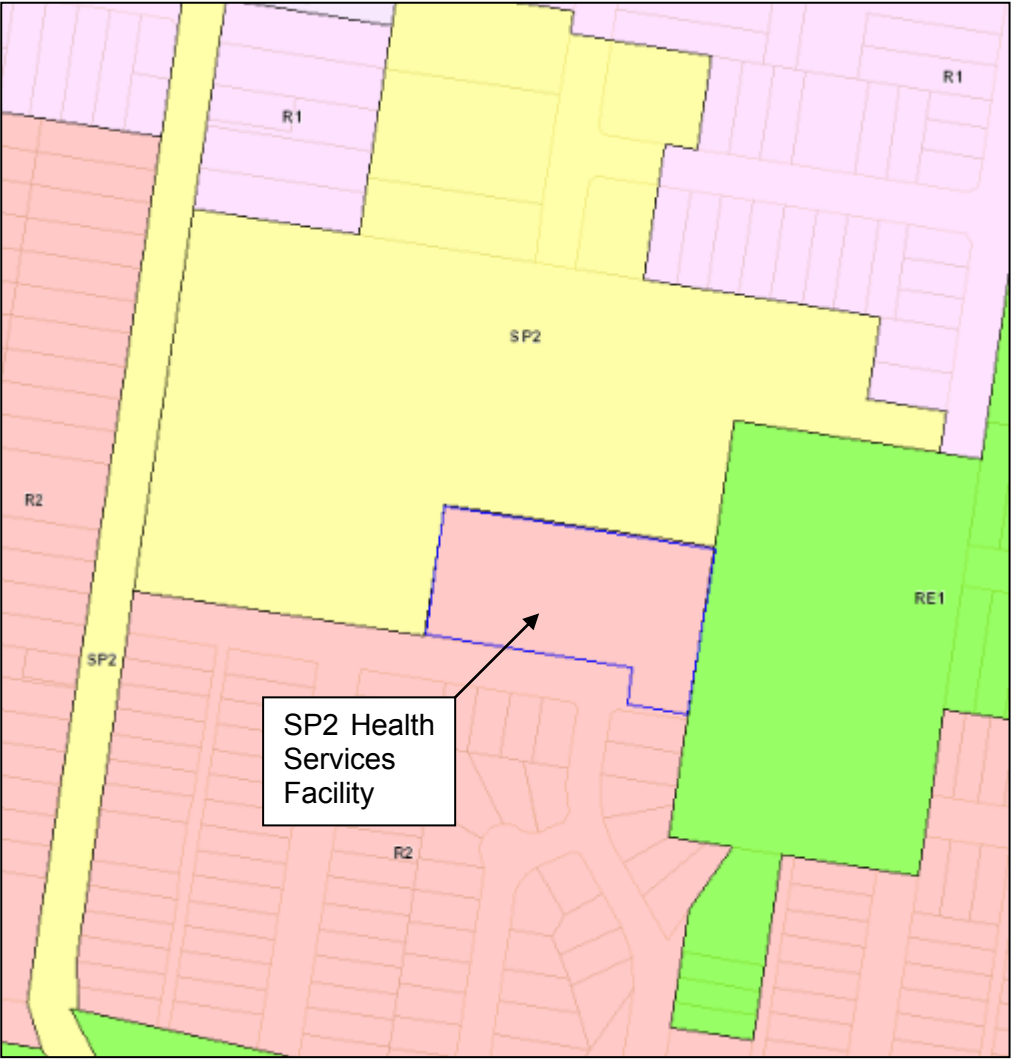
Lot 1 DP 348158, Phegans Bay Road, Phegans Bay



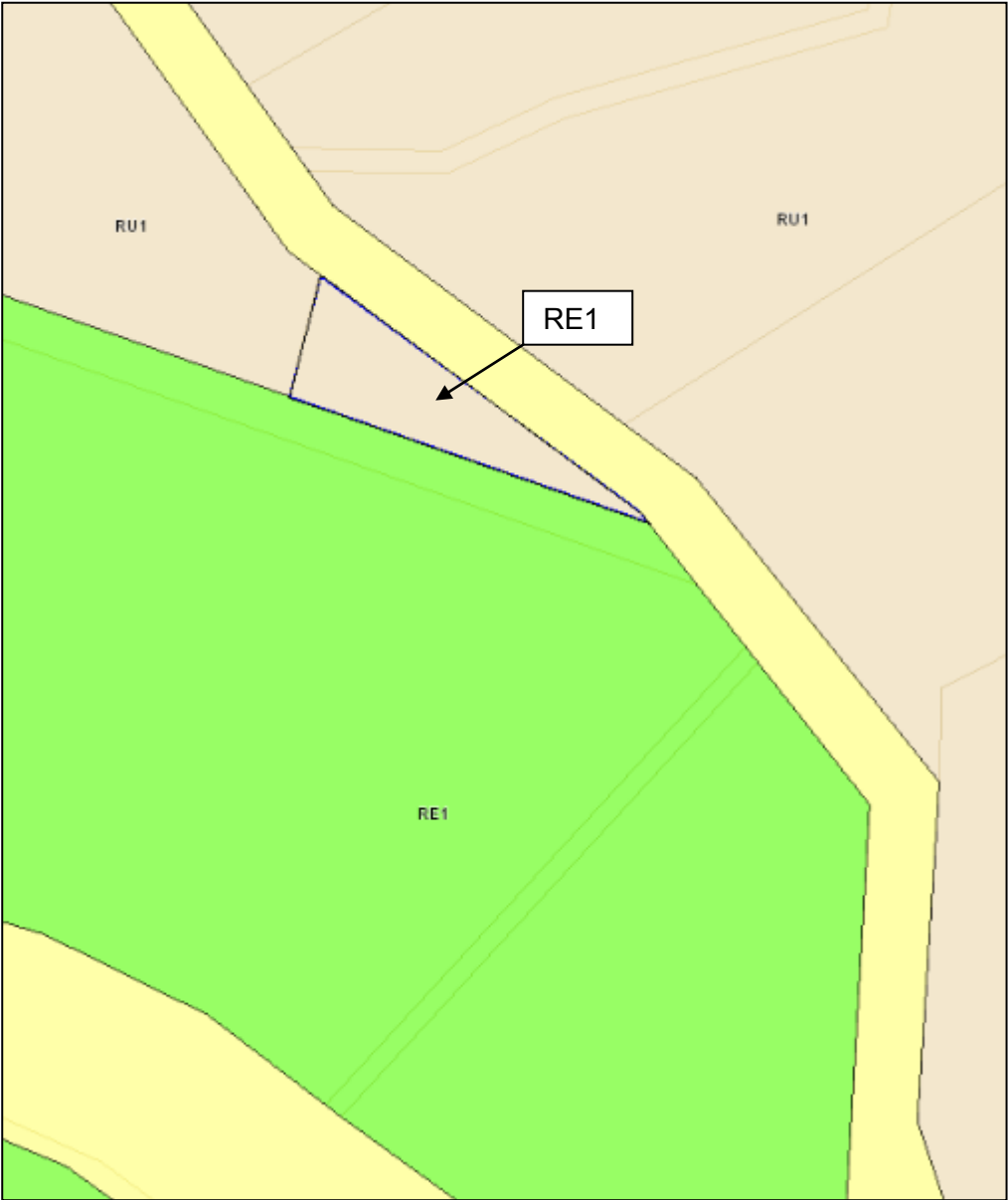
Lot 15 Sec 9 DP 1905 Showground Road, Narara

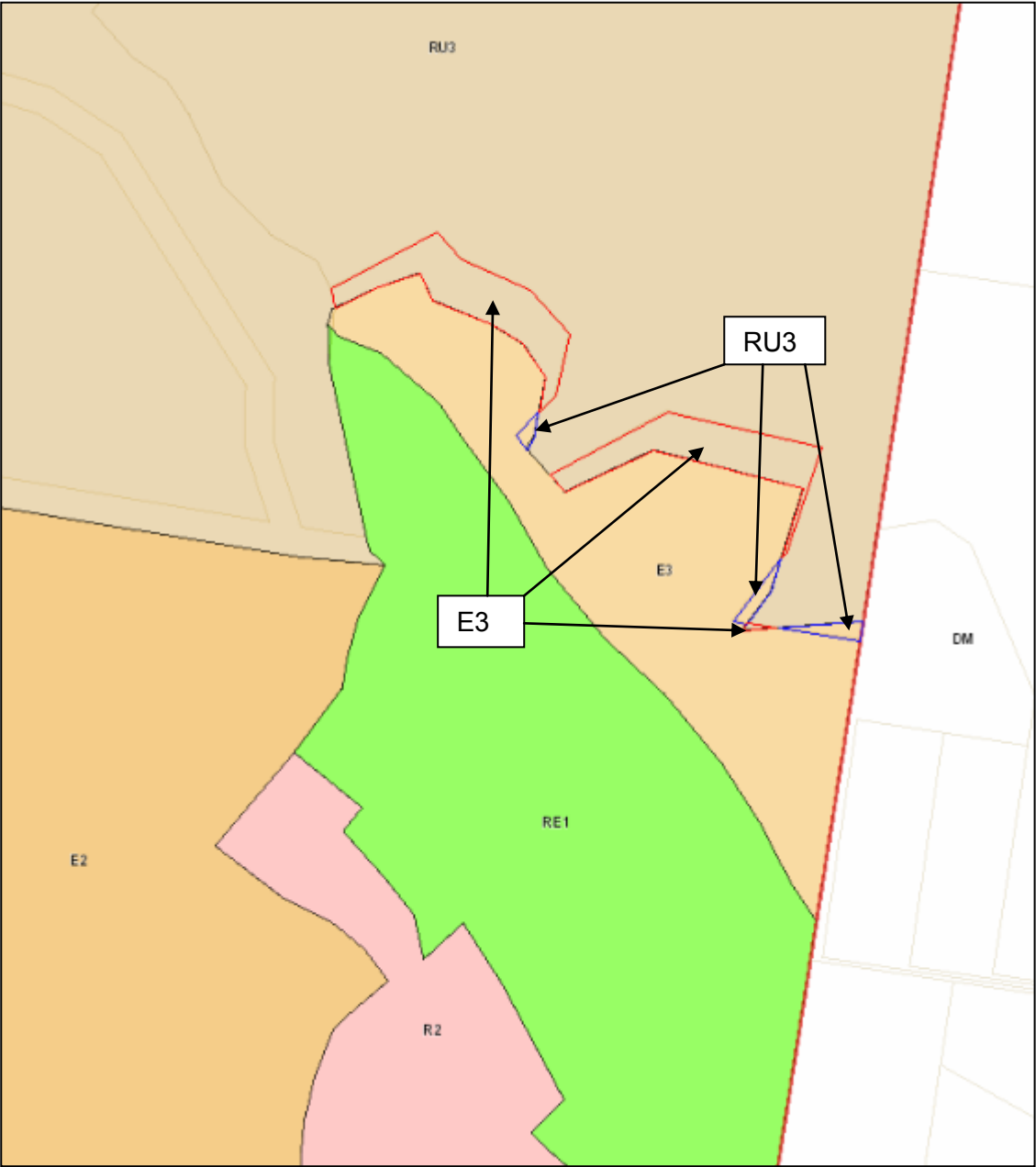


Lot 102 DP 747829 Kathleen Street, Woy Woy

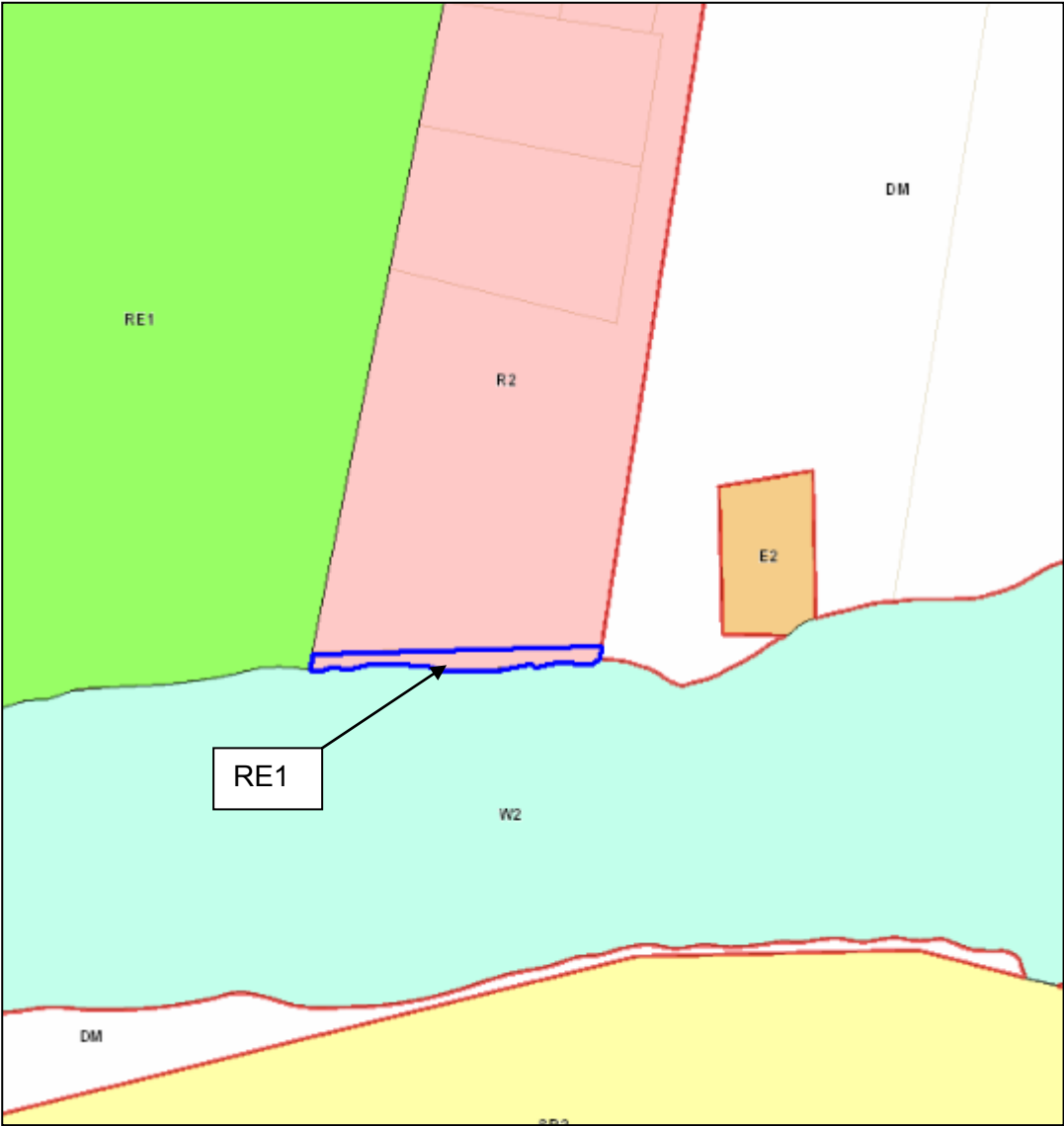


Lot 7001 DP 1021271 Wisemans Ferry Road, Central Mangrove

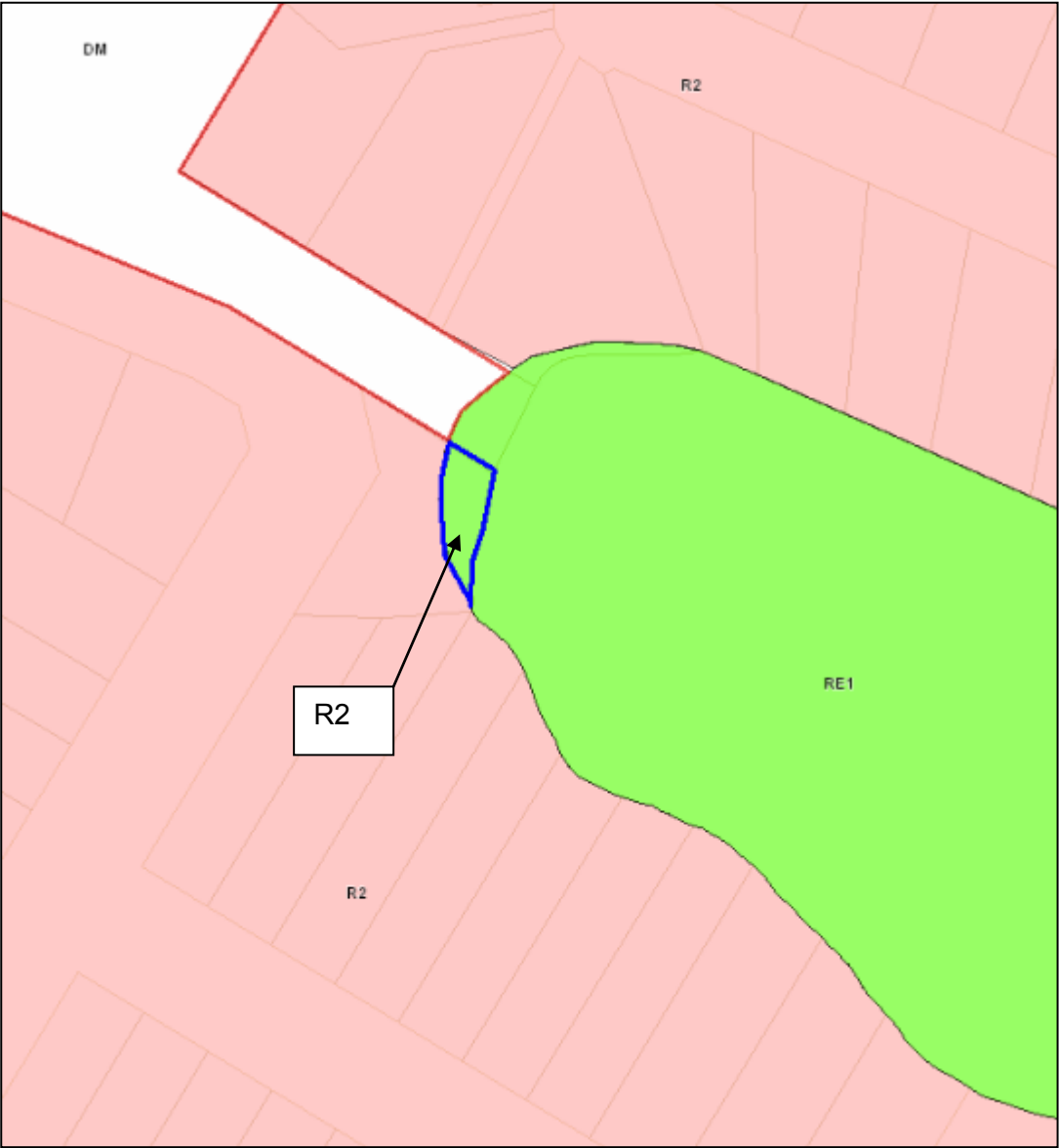


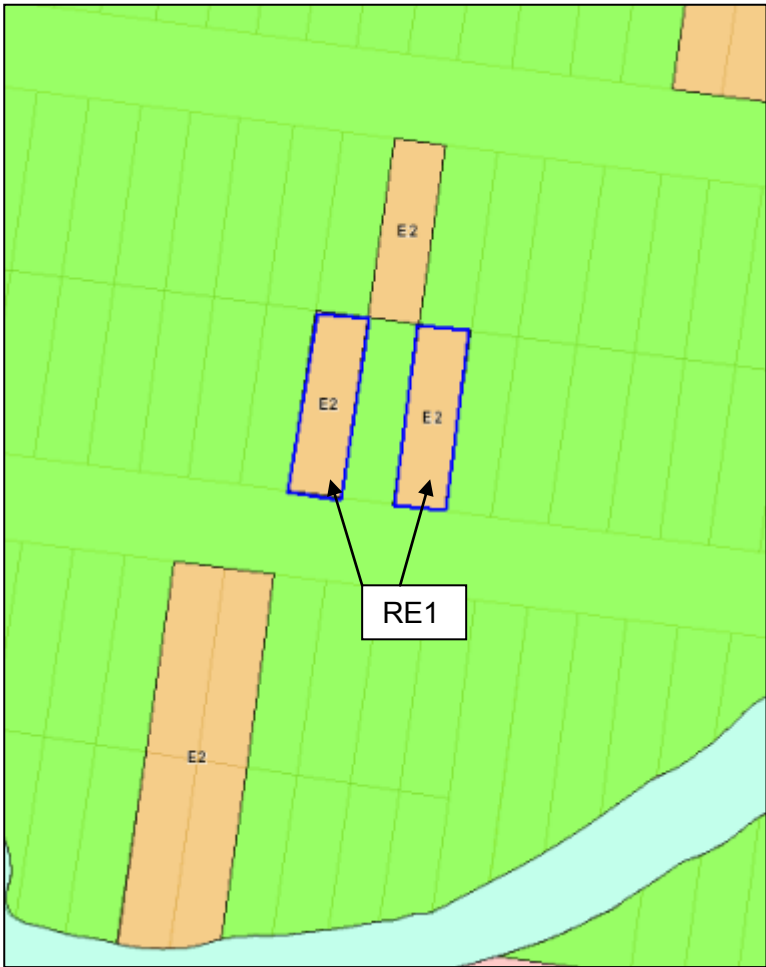


Lot 3 DP 786052 Newcastle Street, Springfield

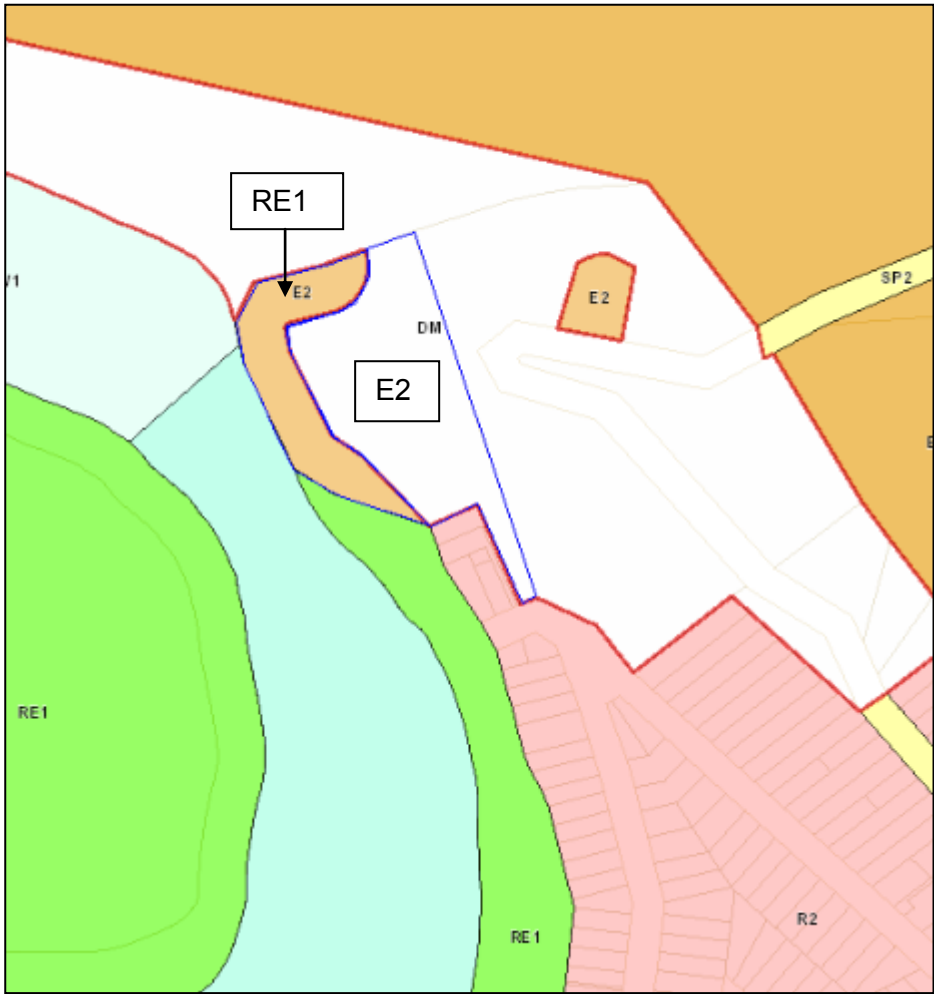


Lot 32 DP 717084 Myola Road, Umina

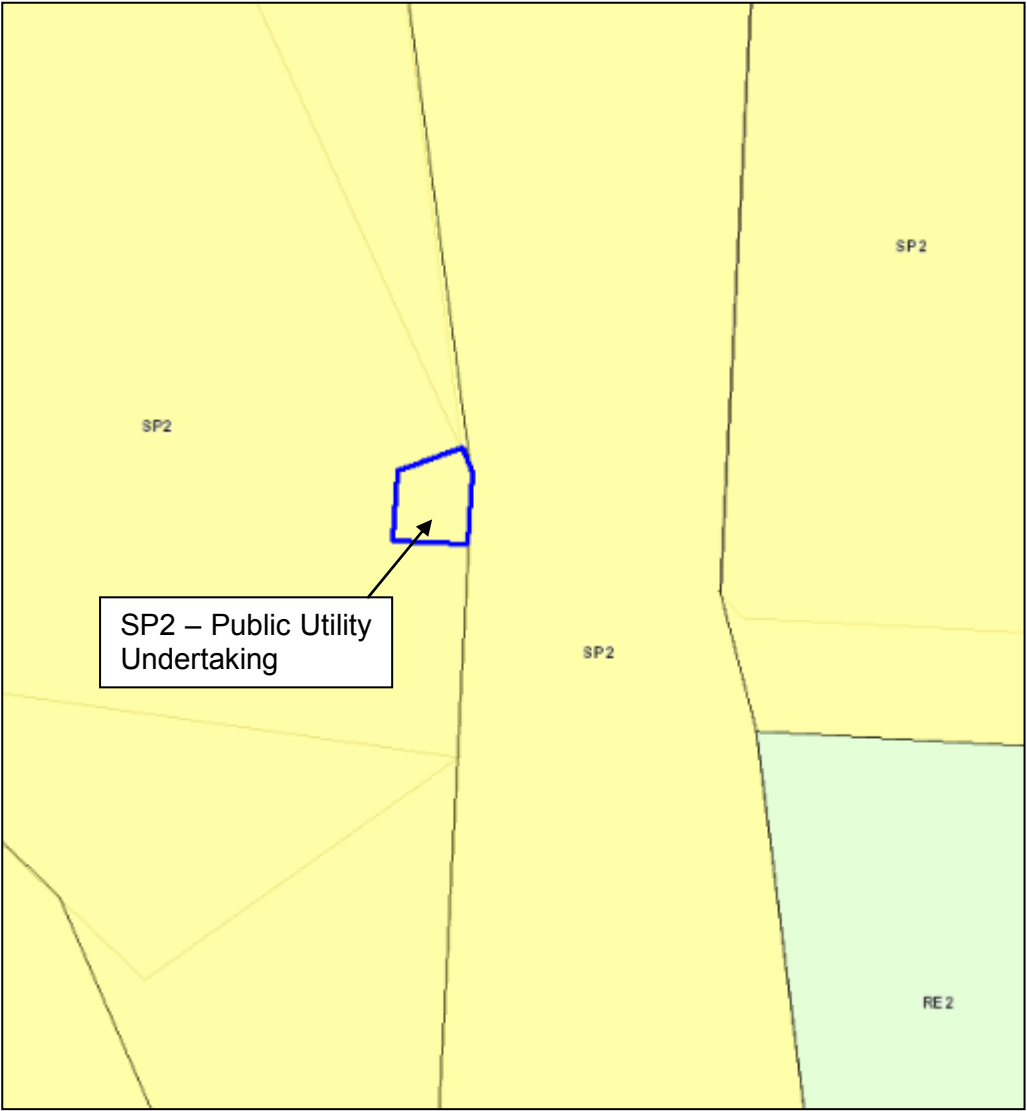




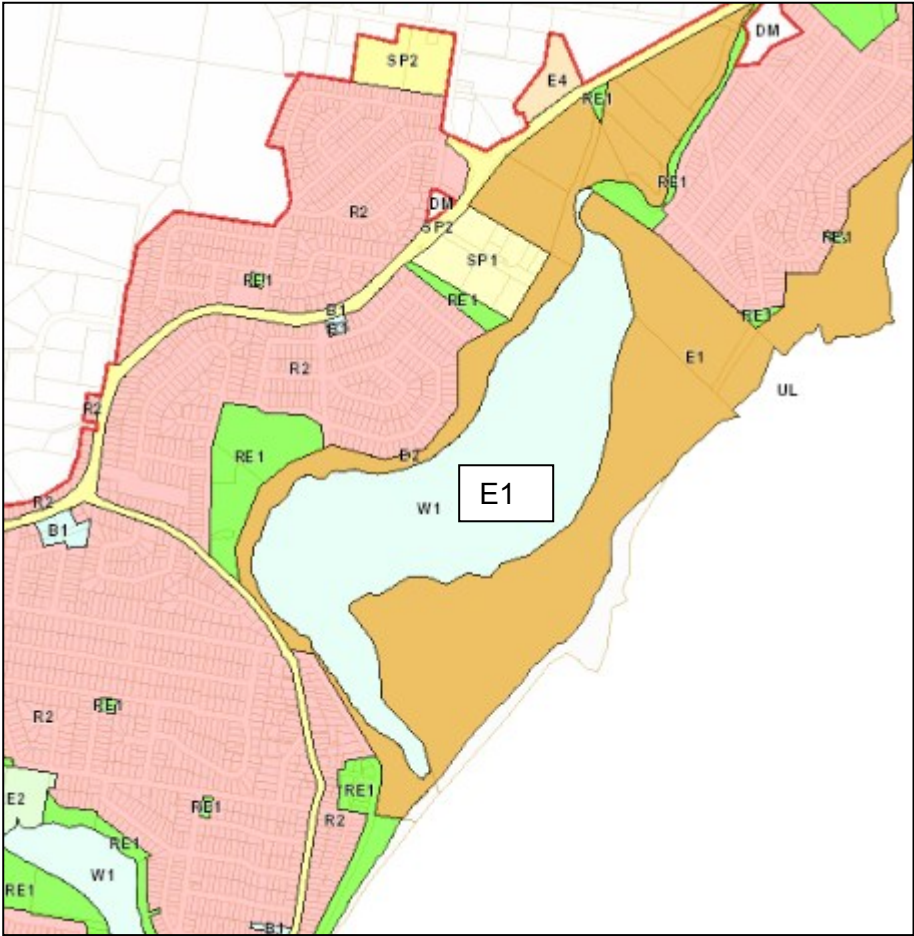
Lot 130 DP 9508 Jacaranda Avenue, Patonga



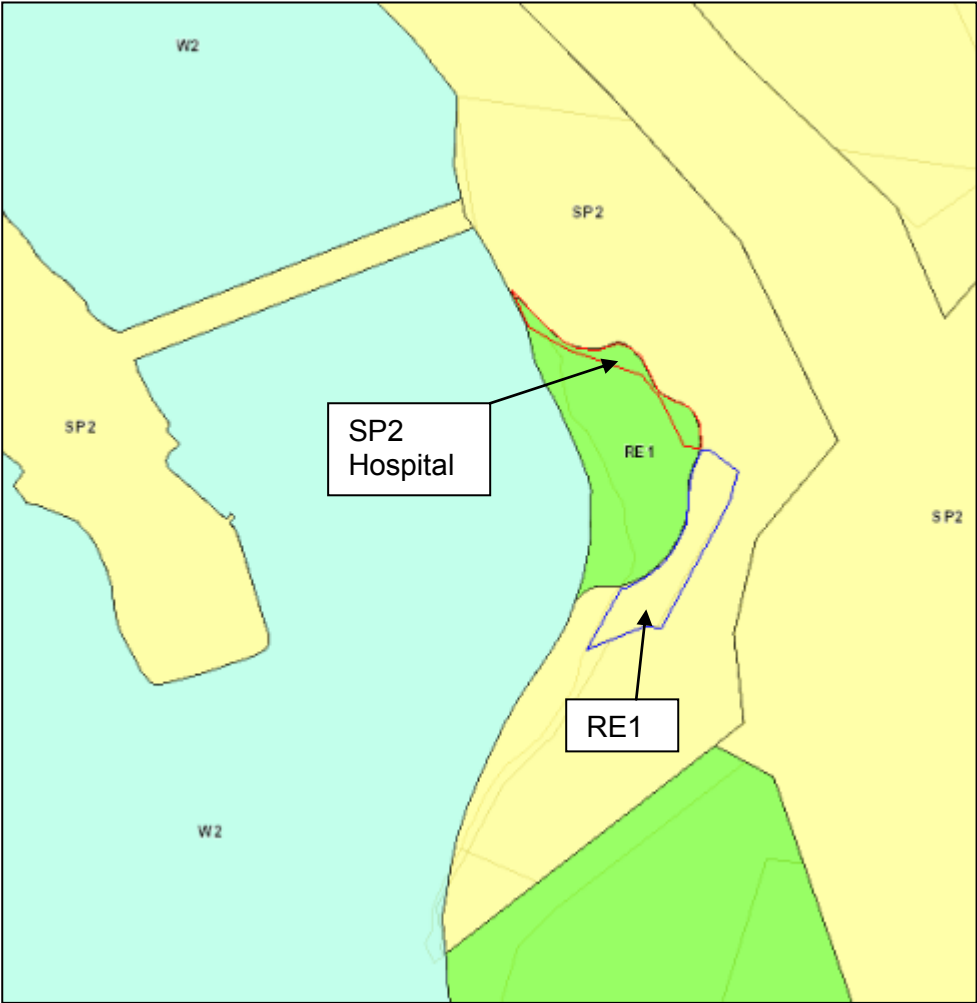
Lot 1 DP 107391 Pacific Hwy, Mooney Mooney



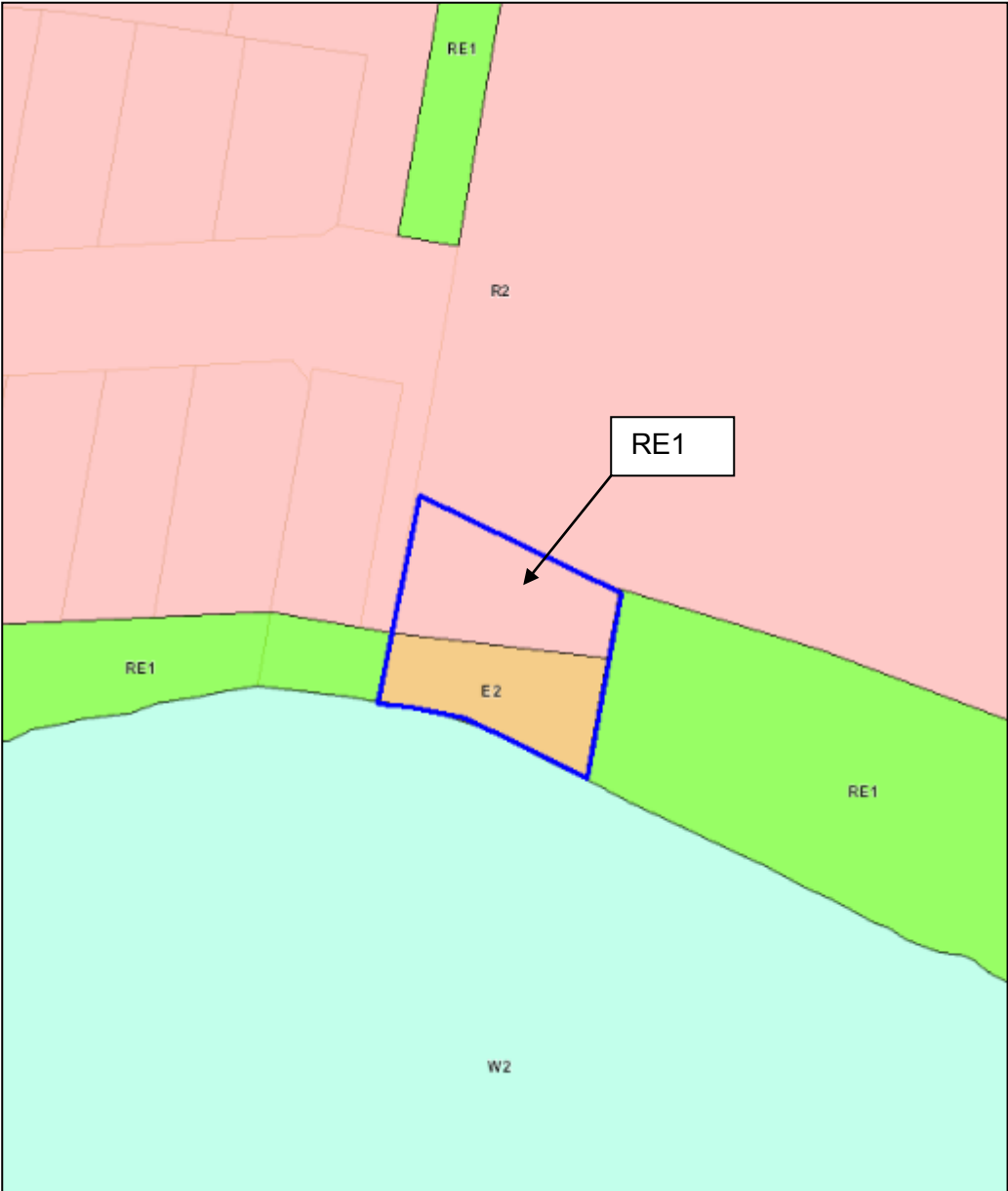
Wamberal Lagoon



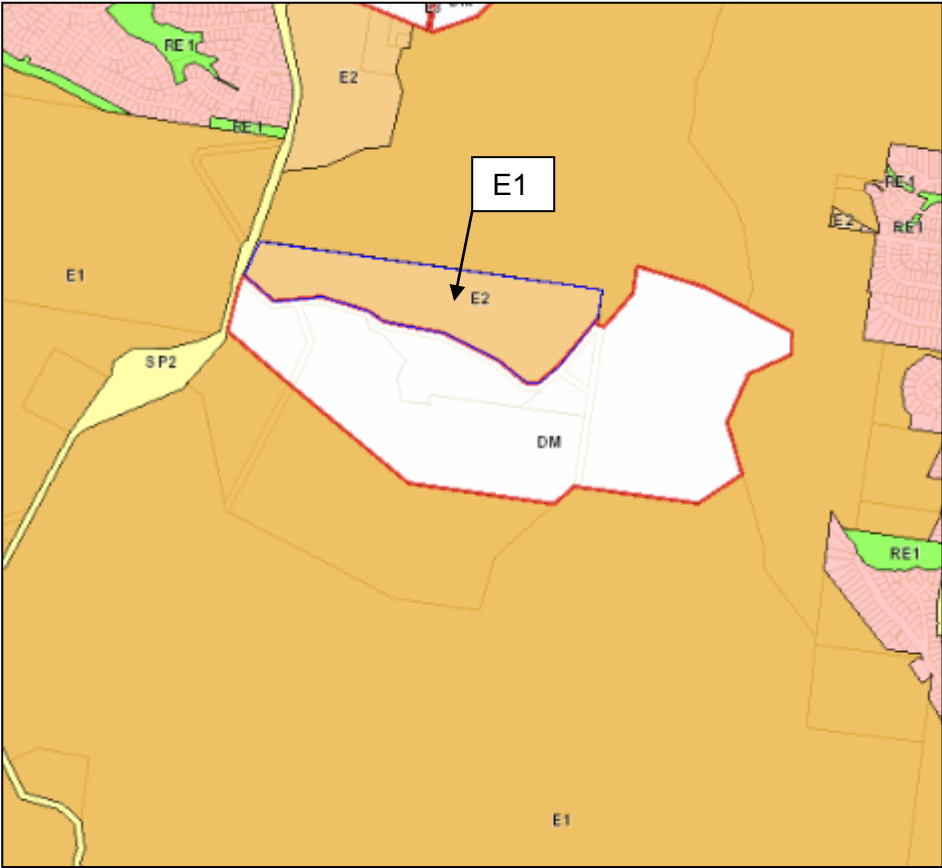
Lot 11 DP 1157280 Peats Ferry Road, Mooney Mooney
Lot 2 DP 431999 Peats Ferry Road, Mooney Mooney



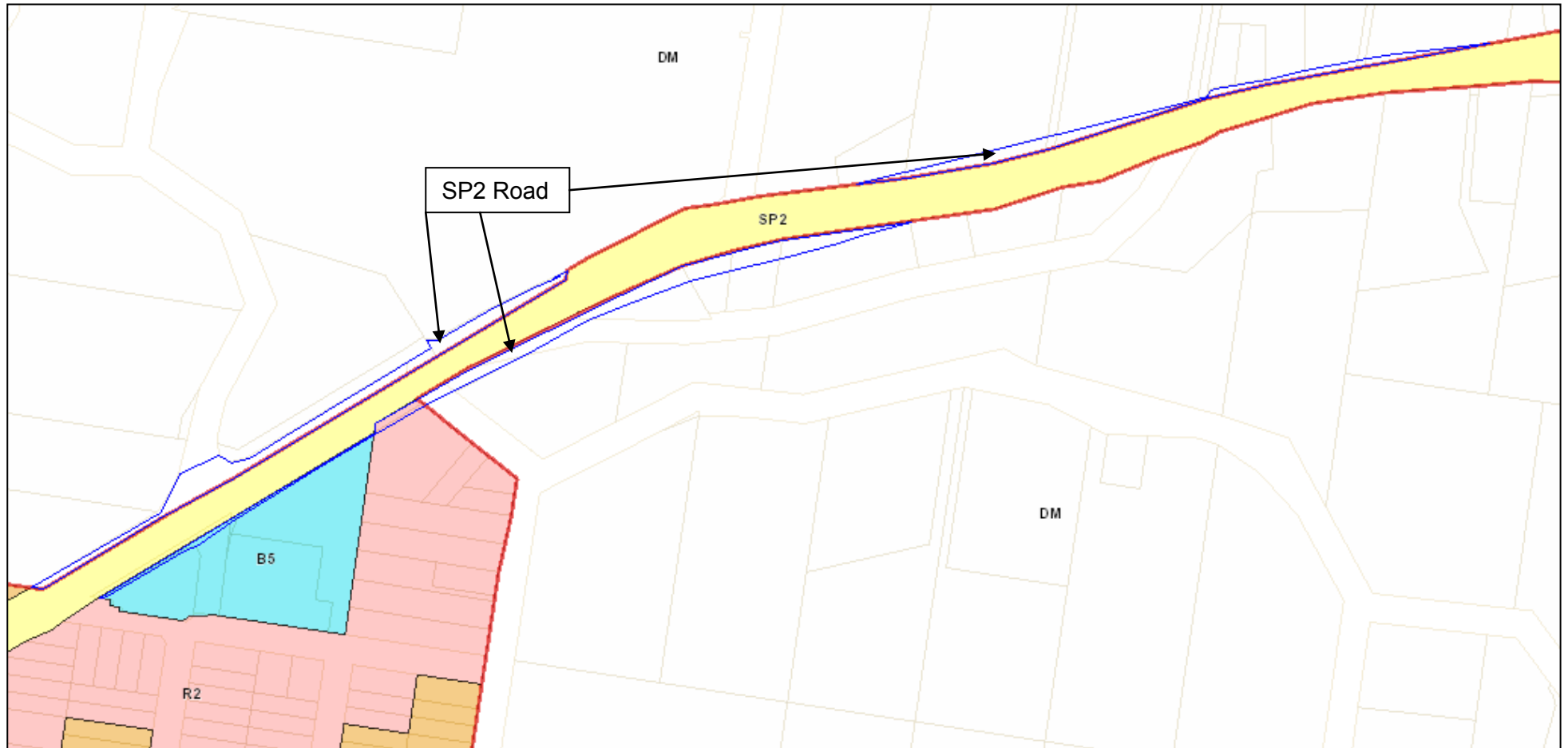
Lot 102 DP 1171317 Carrak Road Kincumber

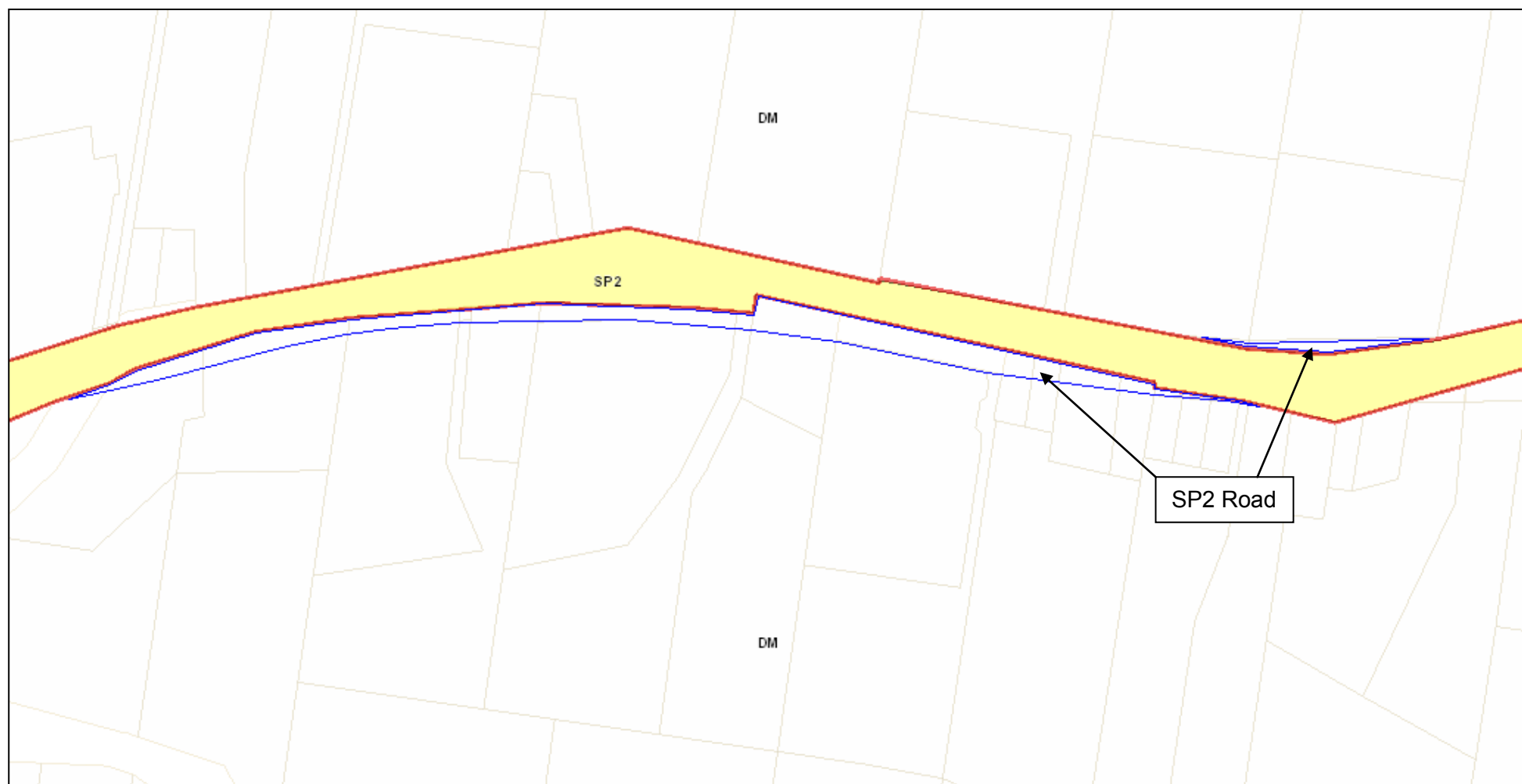


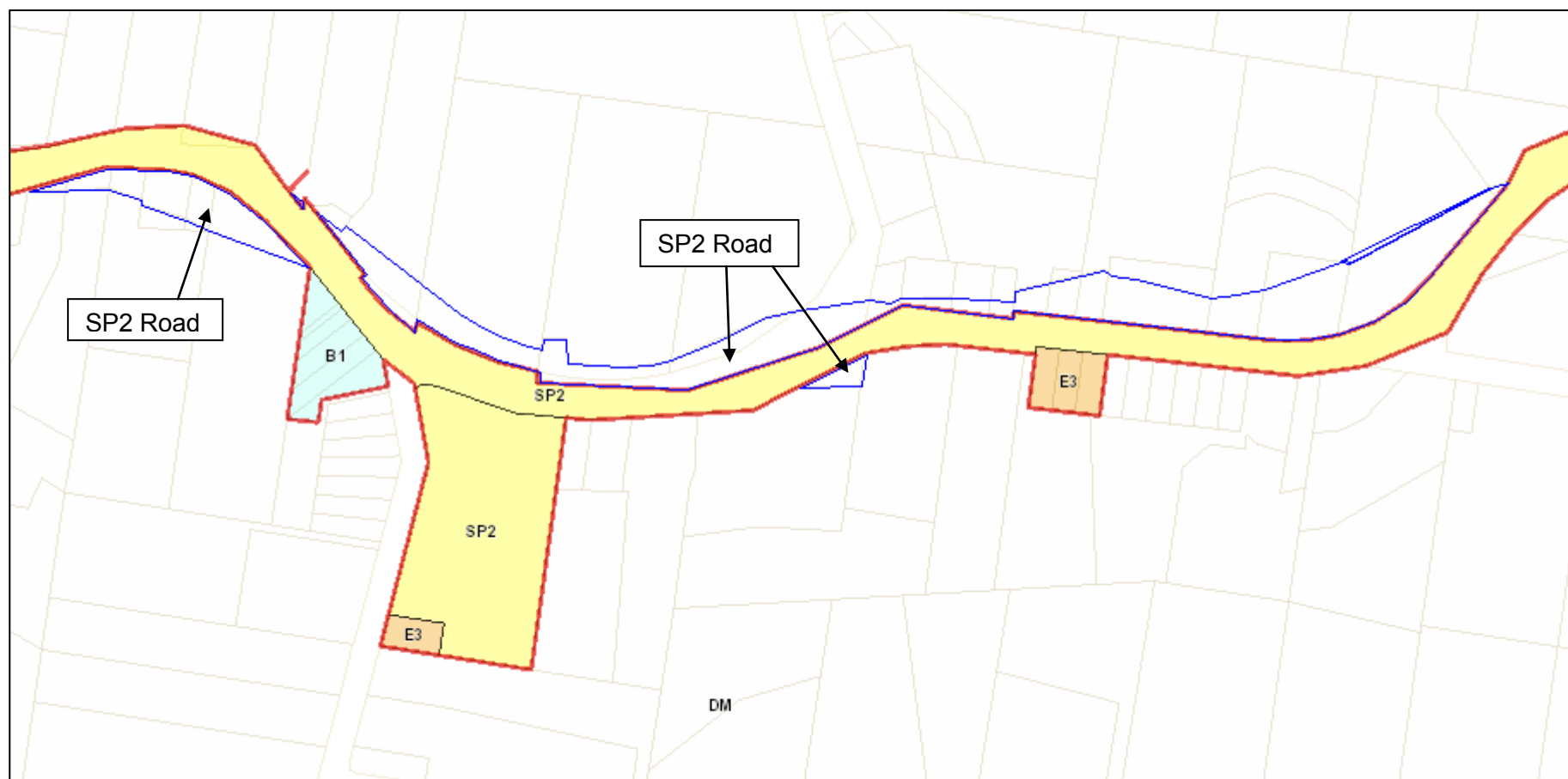
Lot 2501 DP 801107 Bambara Road, Kariong

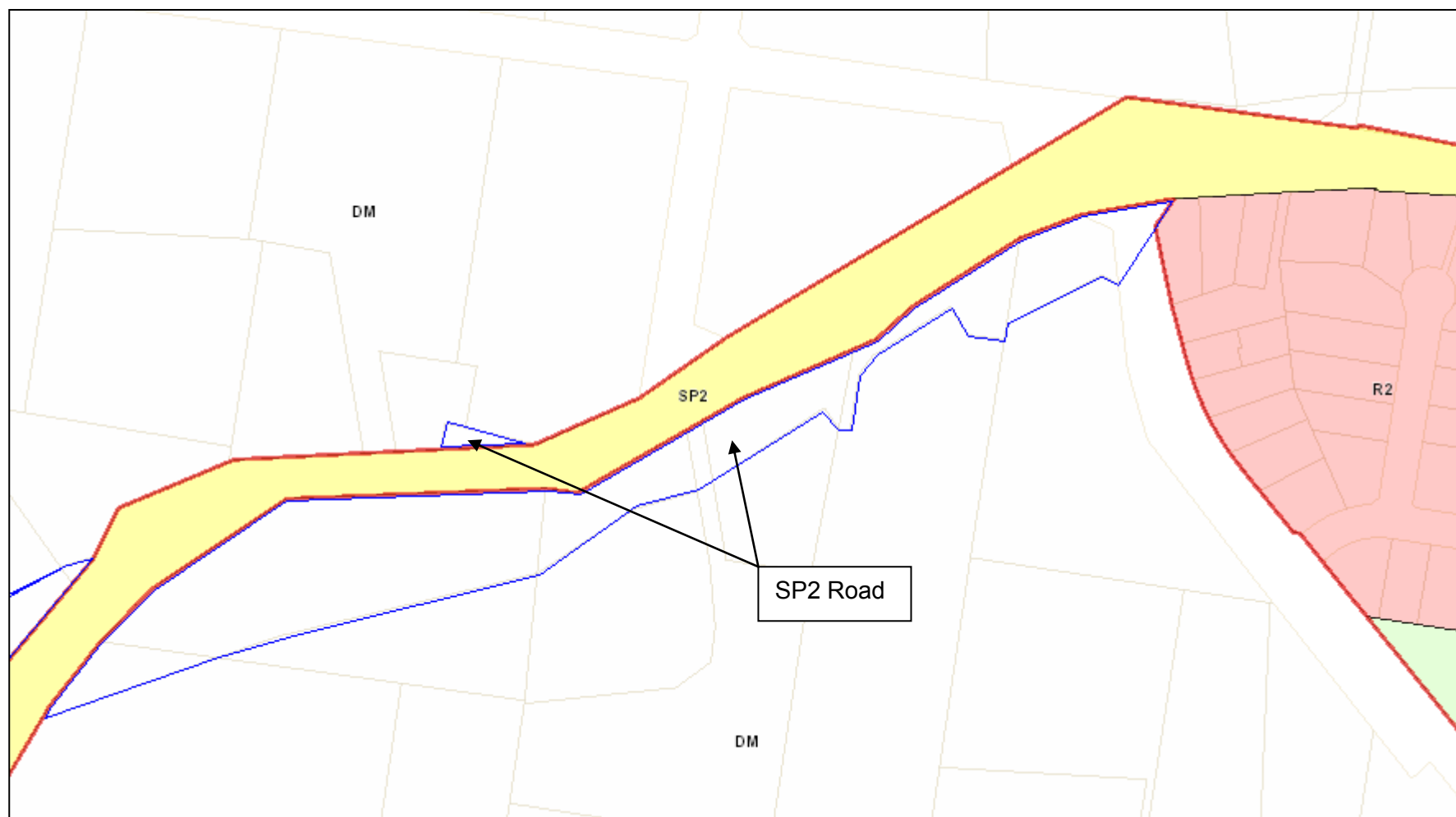


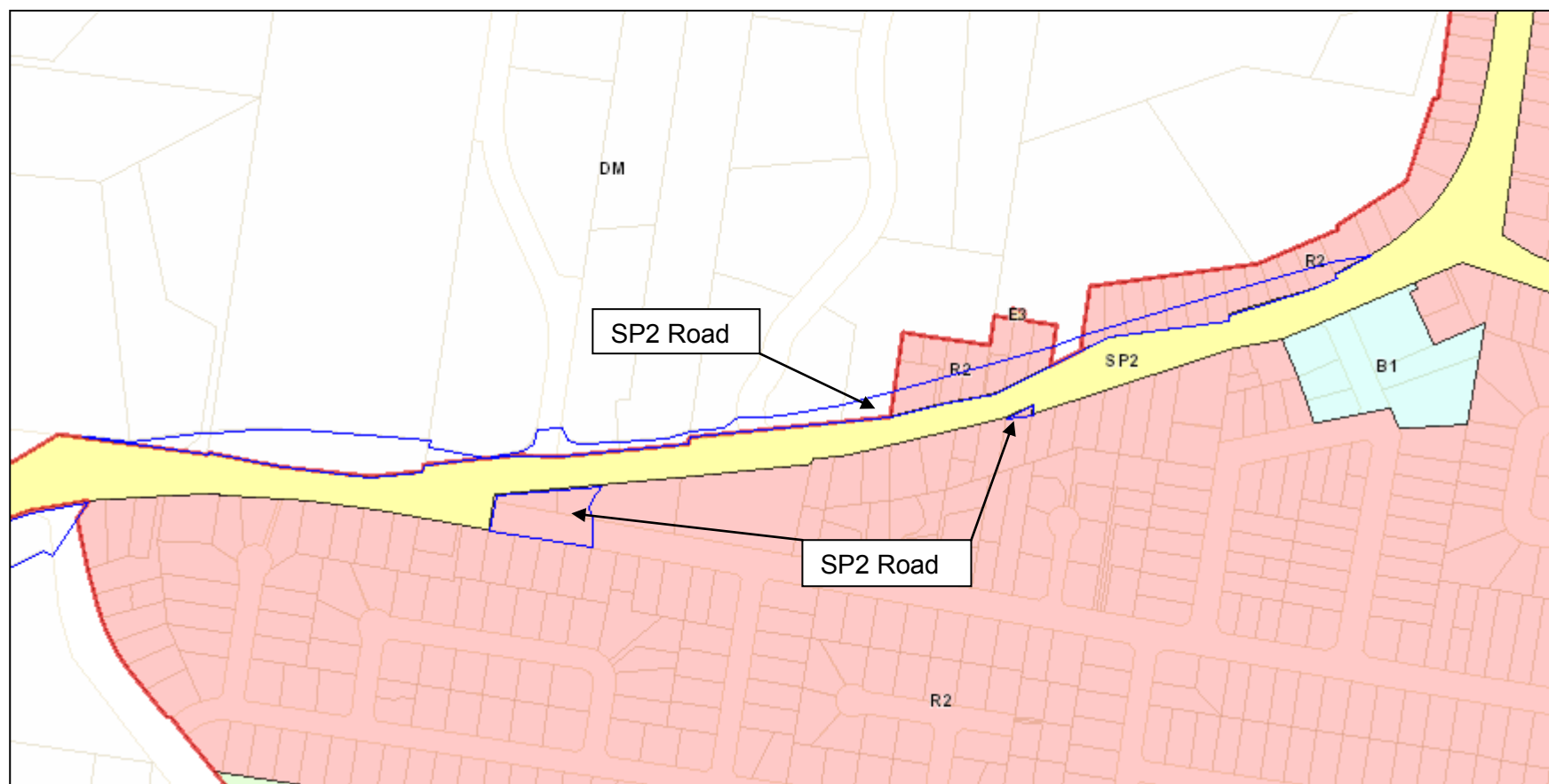
Road widening along the Central Coast Highway, Erina Heights and Wamberal



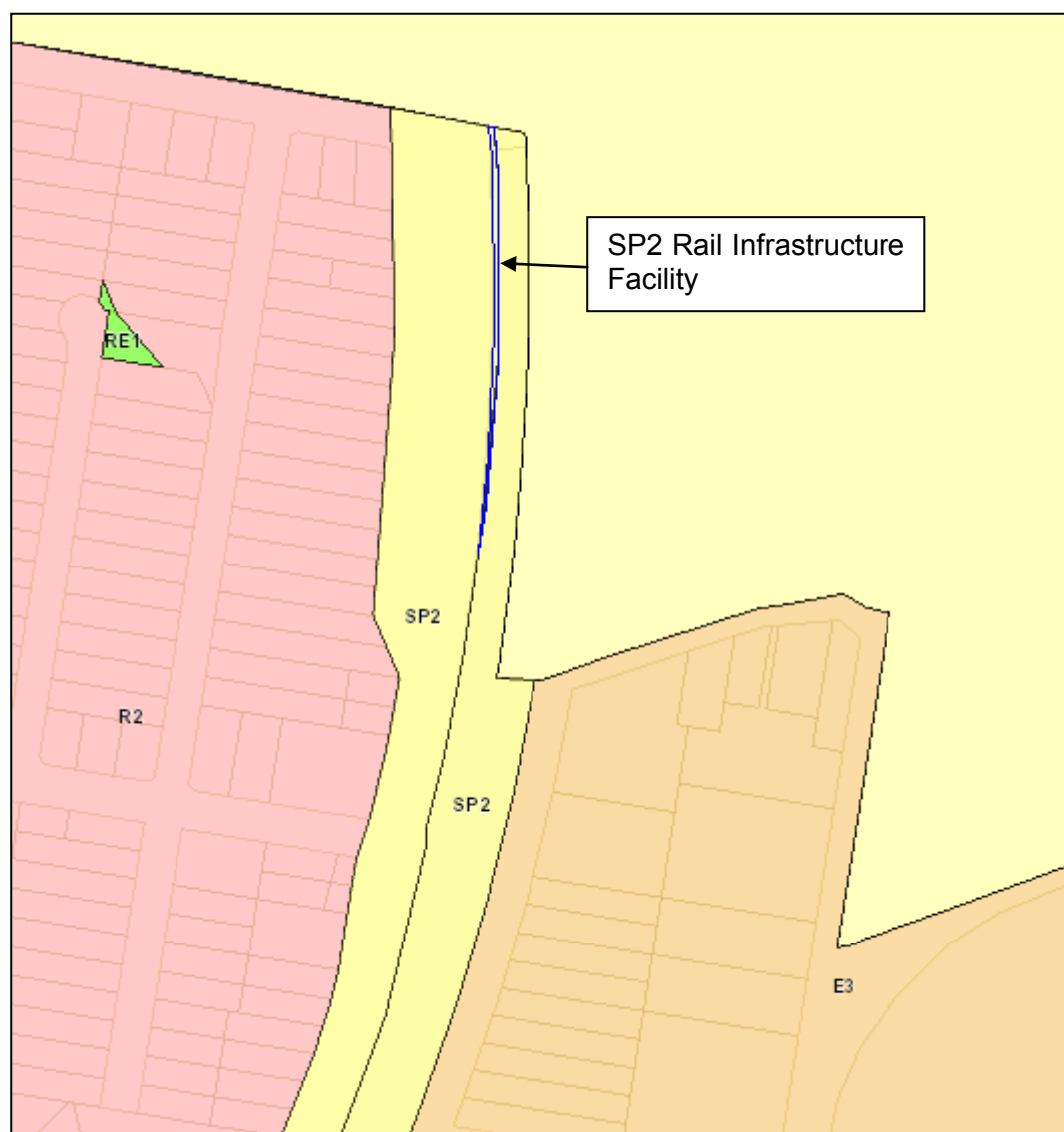


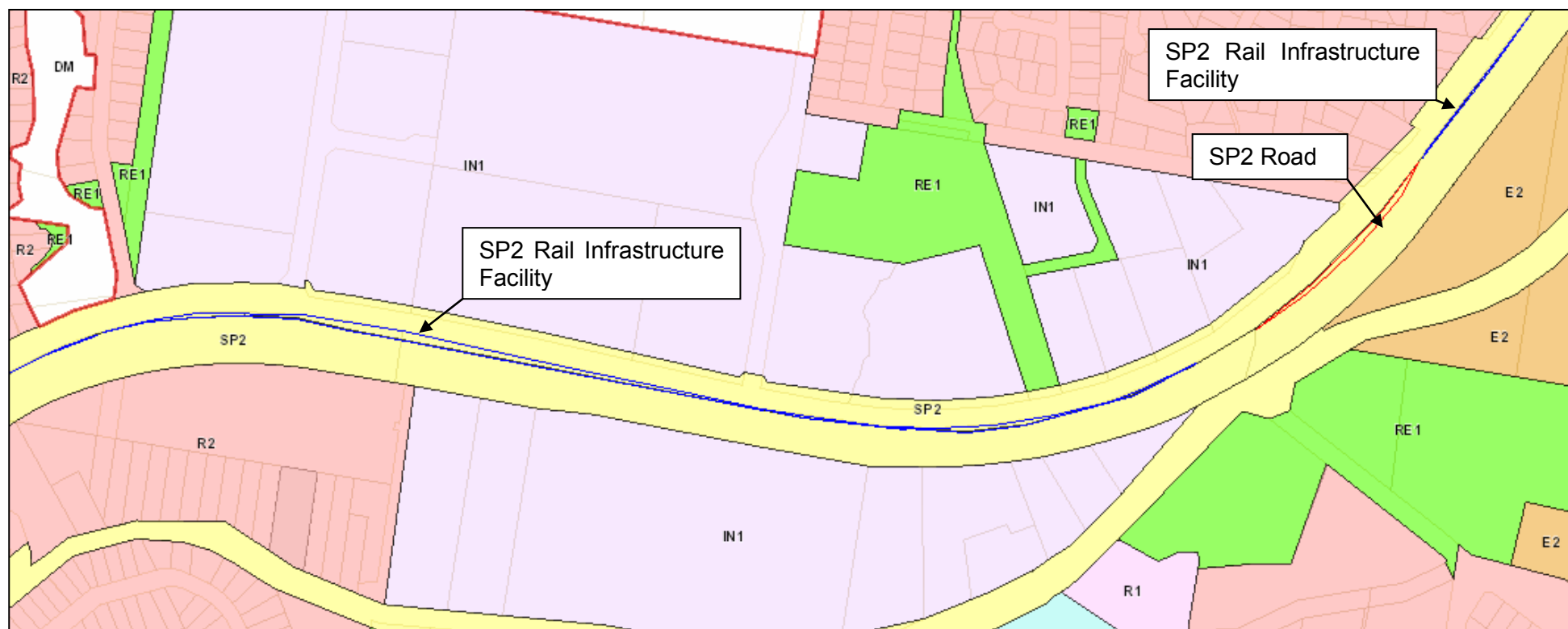


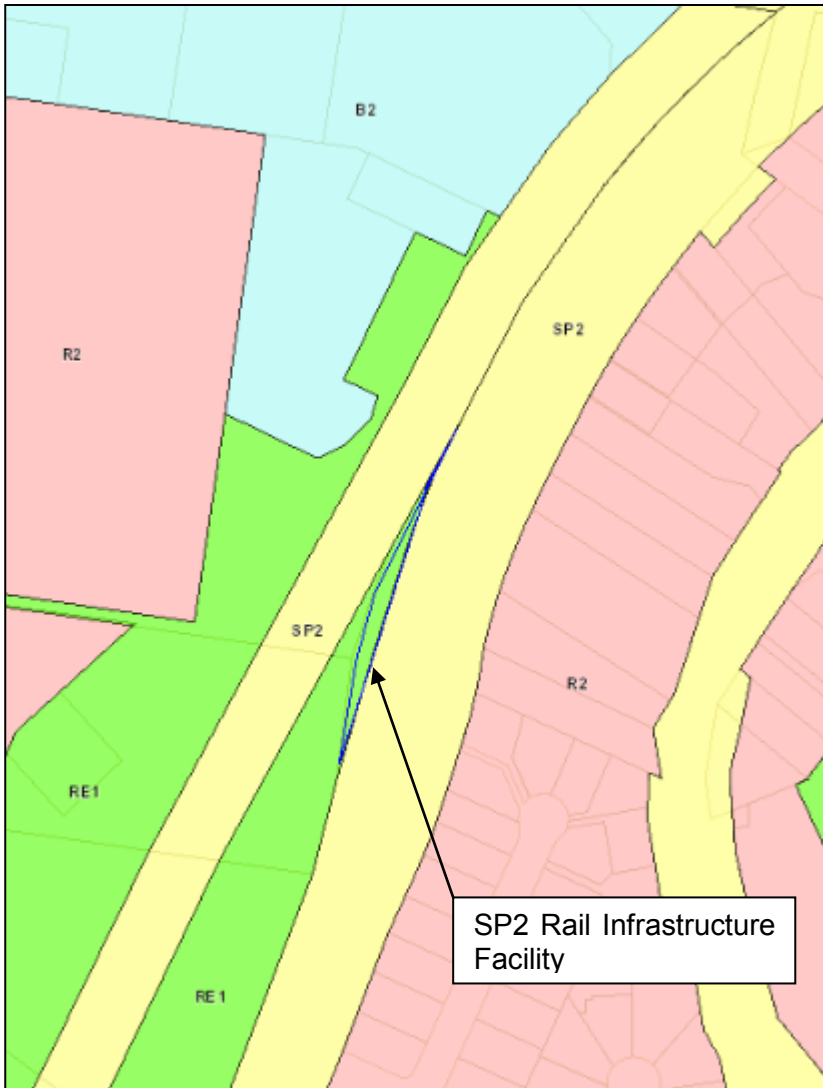


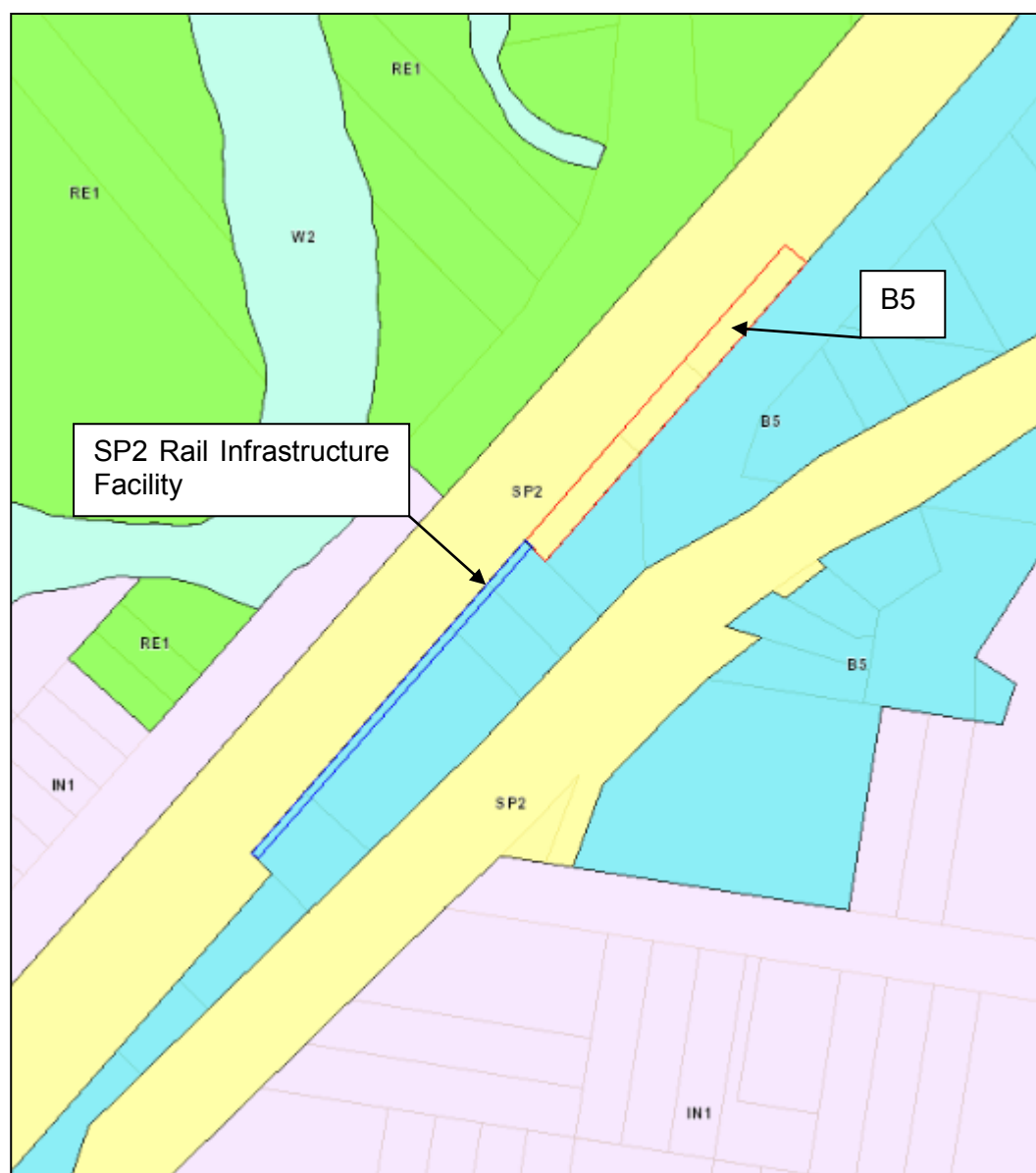


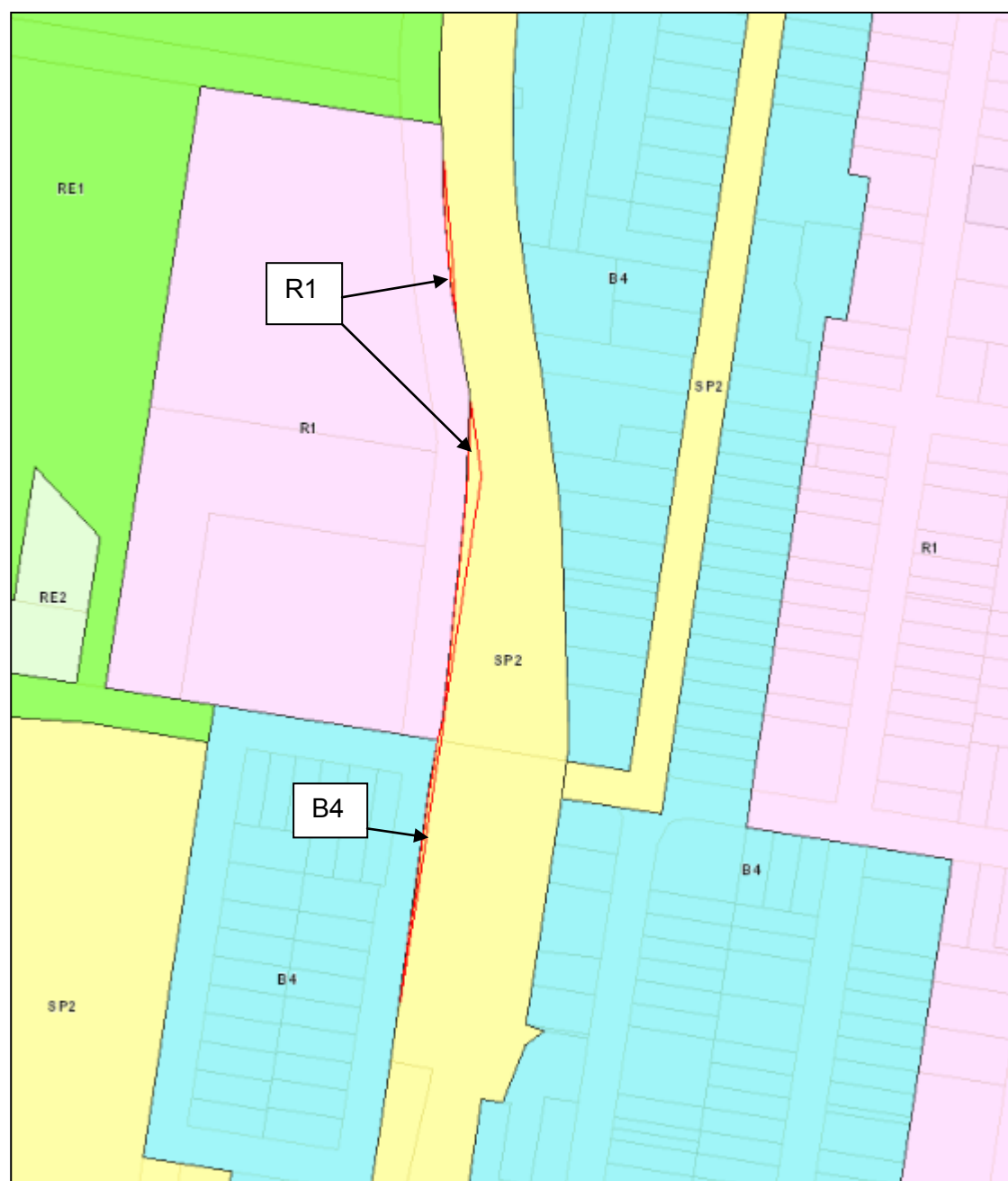
Great Northern Railway

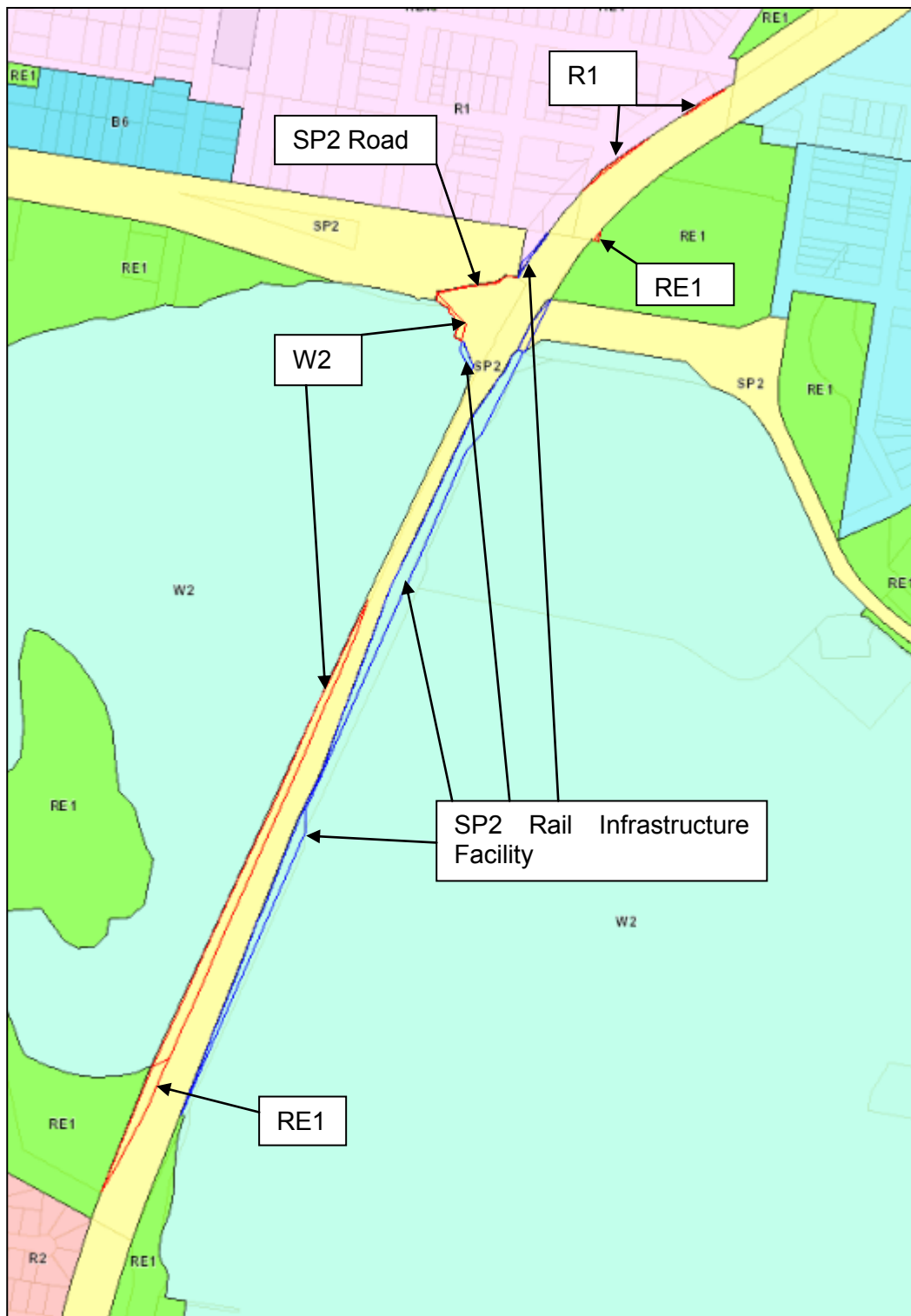


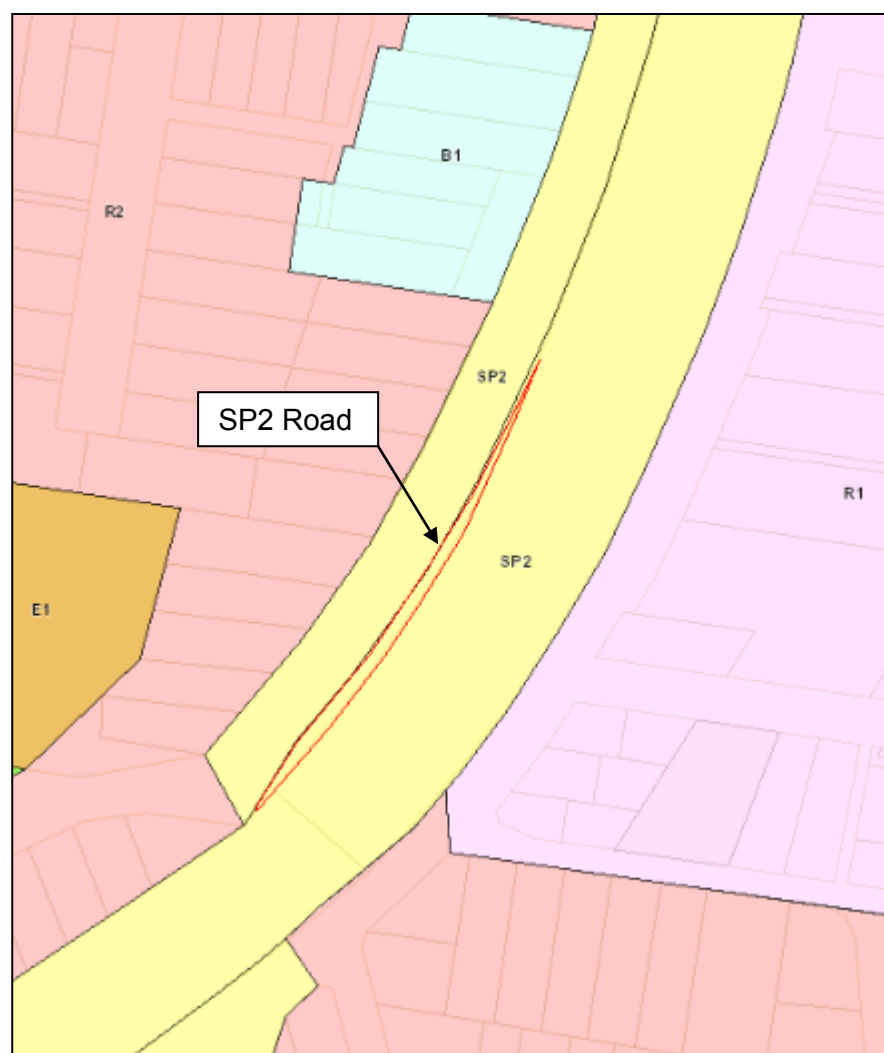


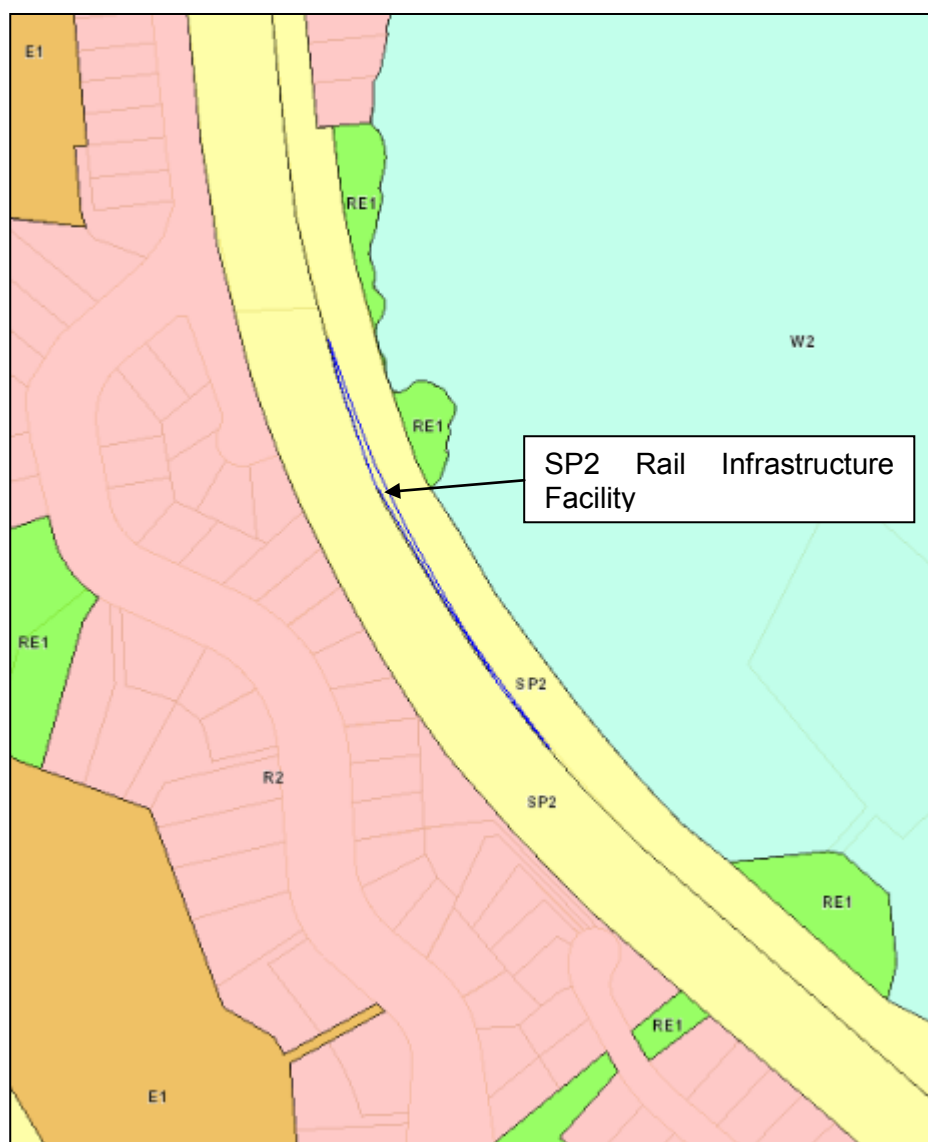


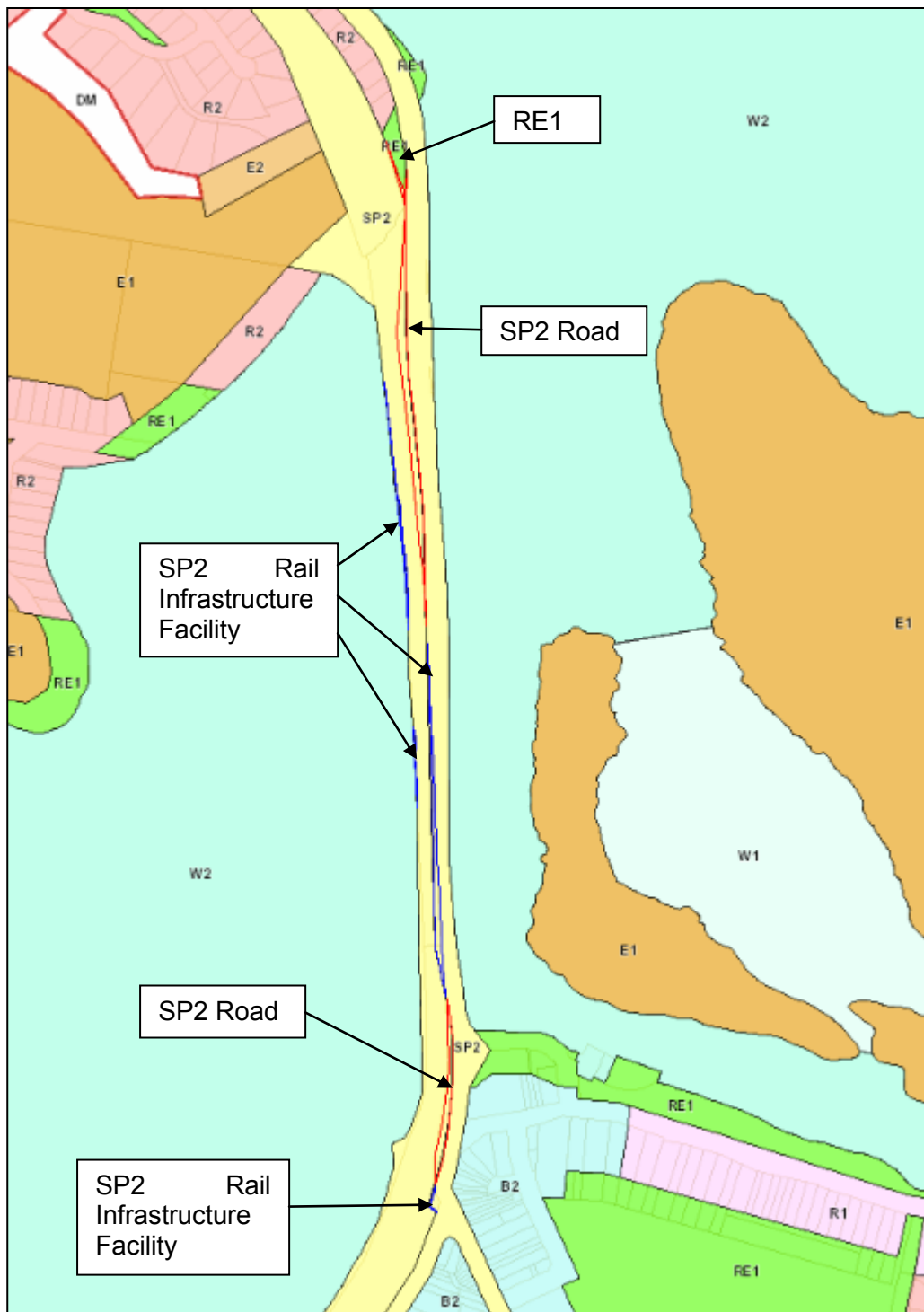


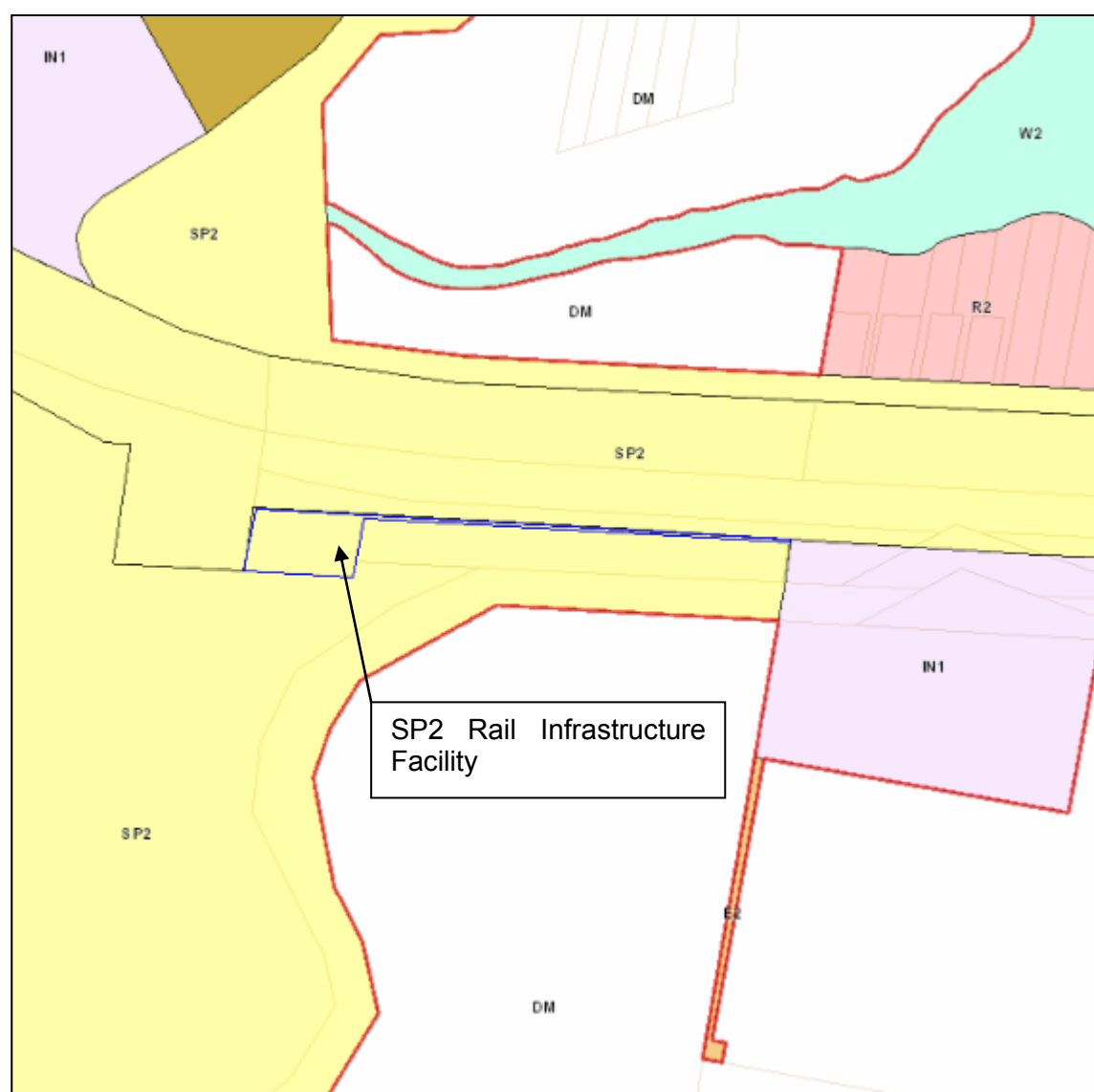




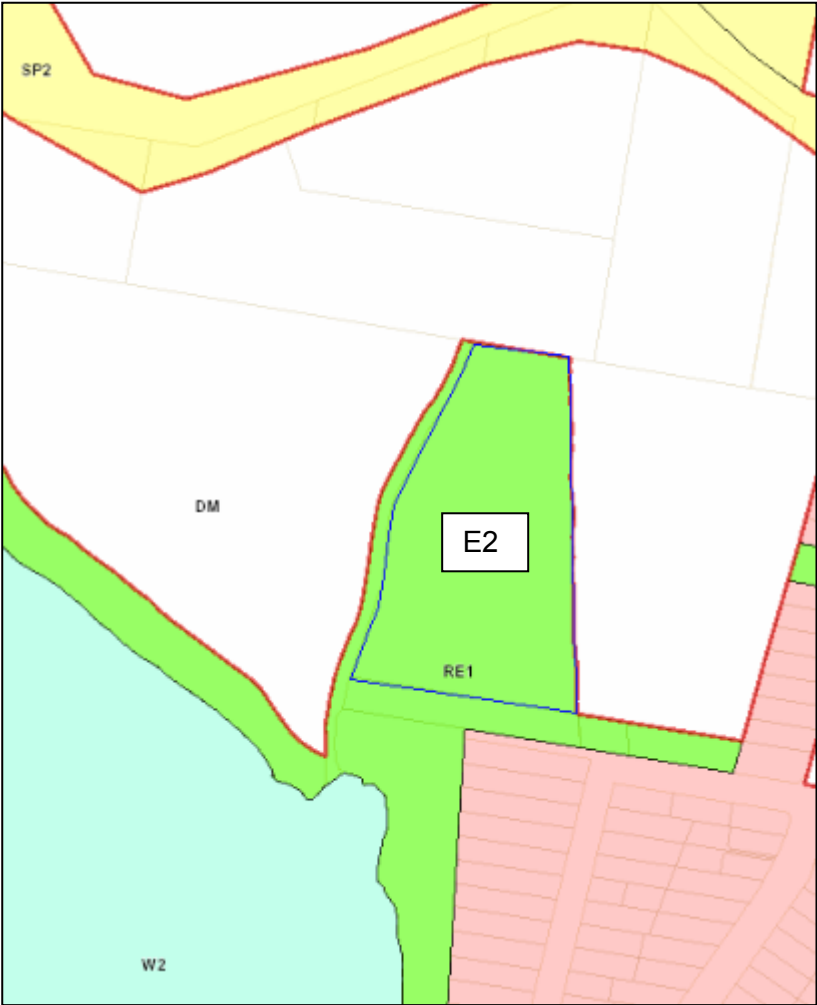




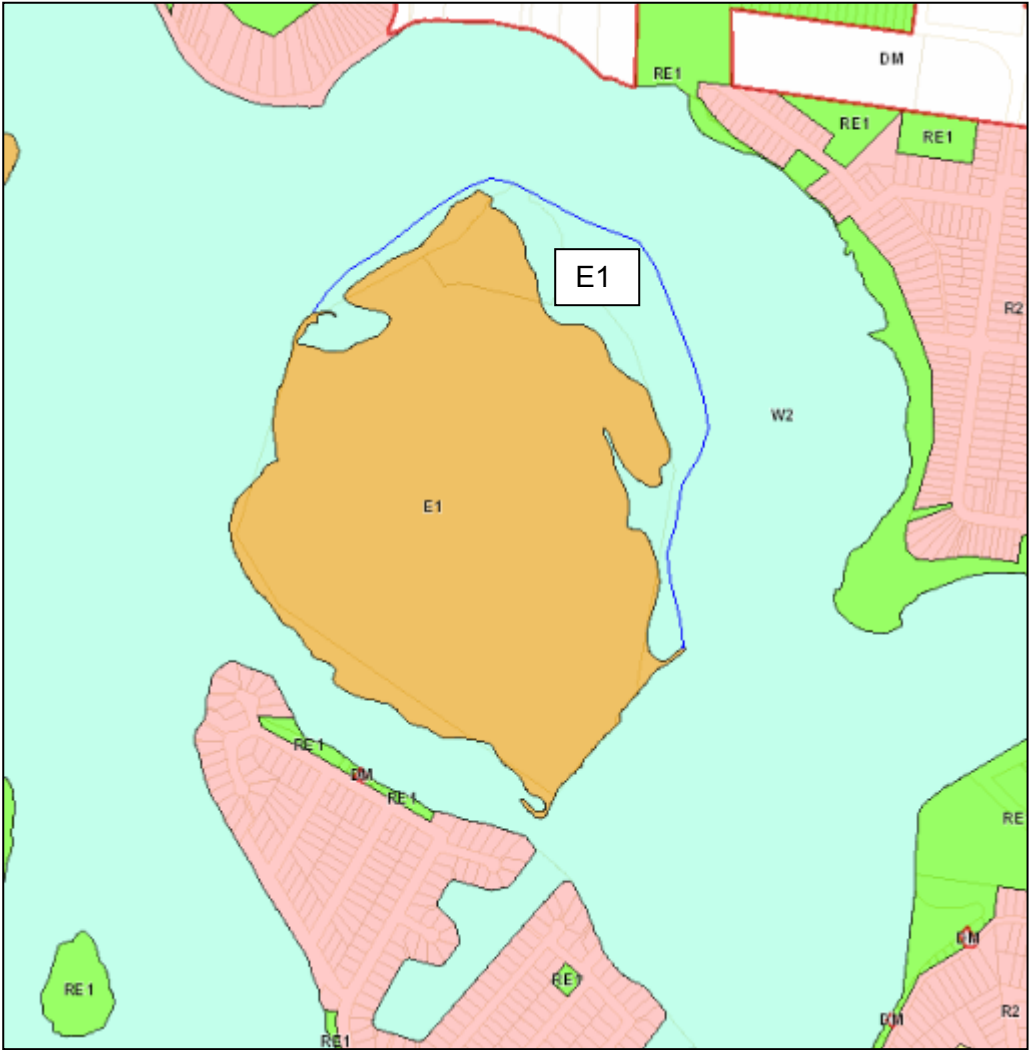




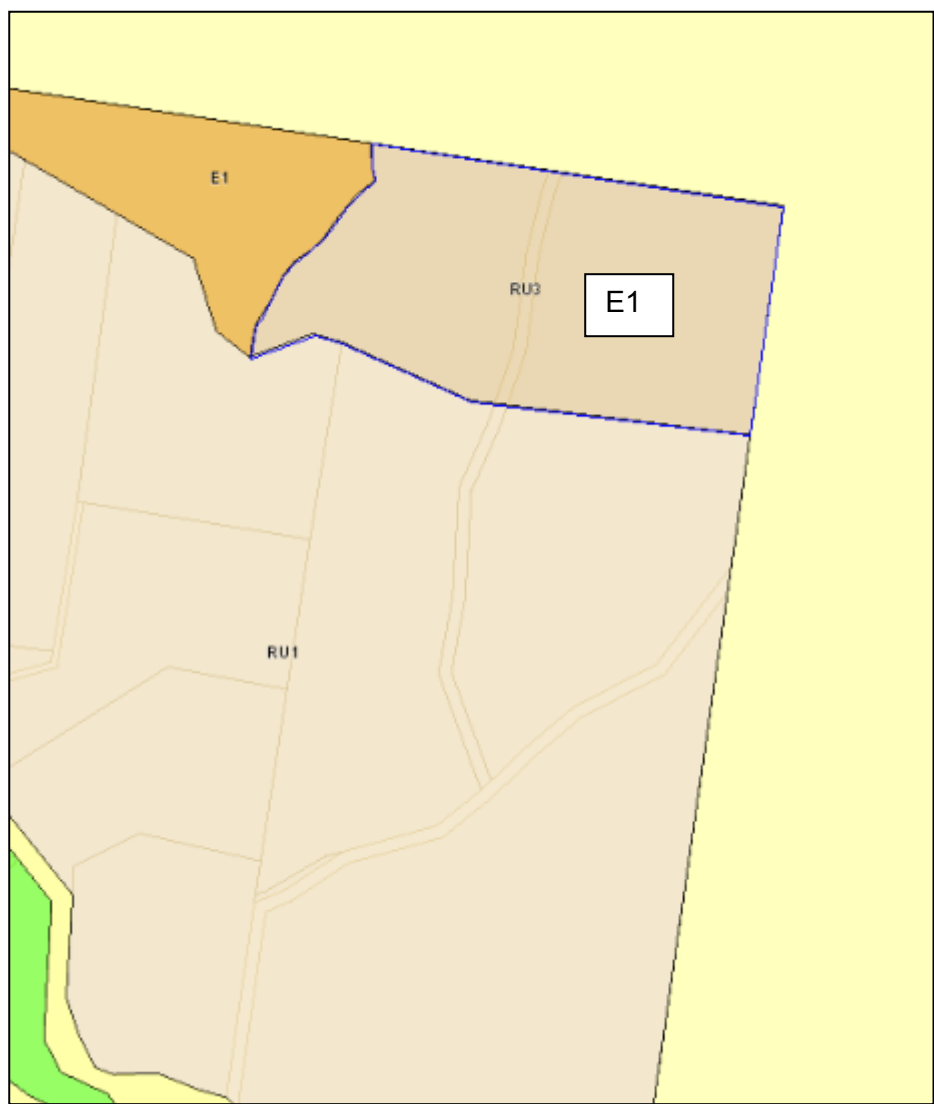
Lot 1 DP 1170178 Mundoora Rd Yattalunga



Rileys Island

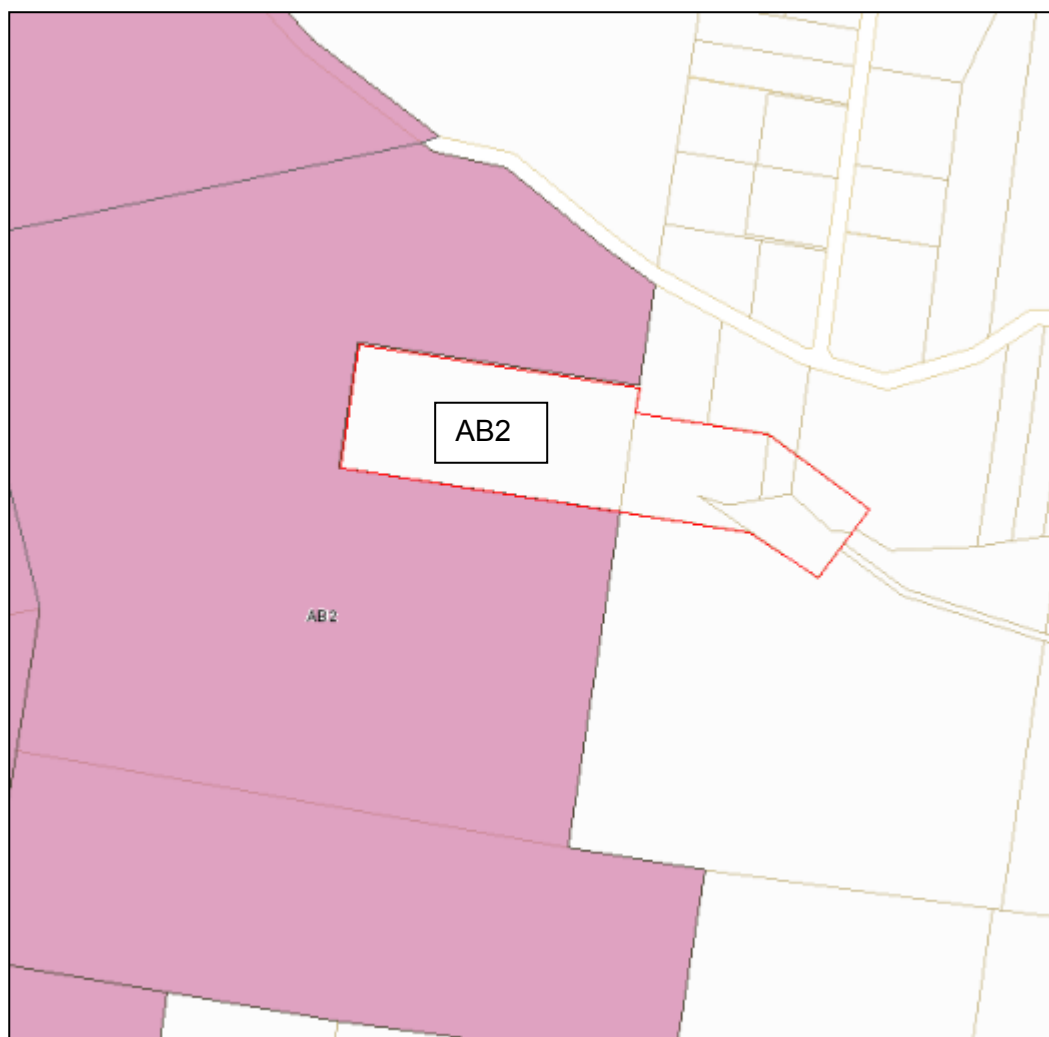


Lot 110 DP 755224 Wisemans Ferry Road, Central Mangrove



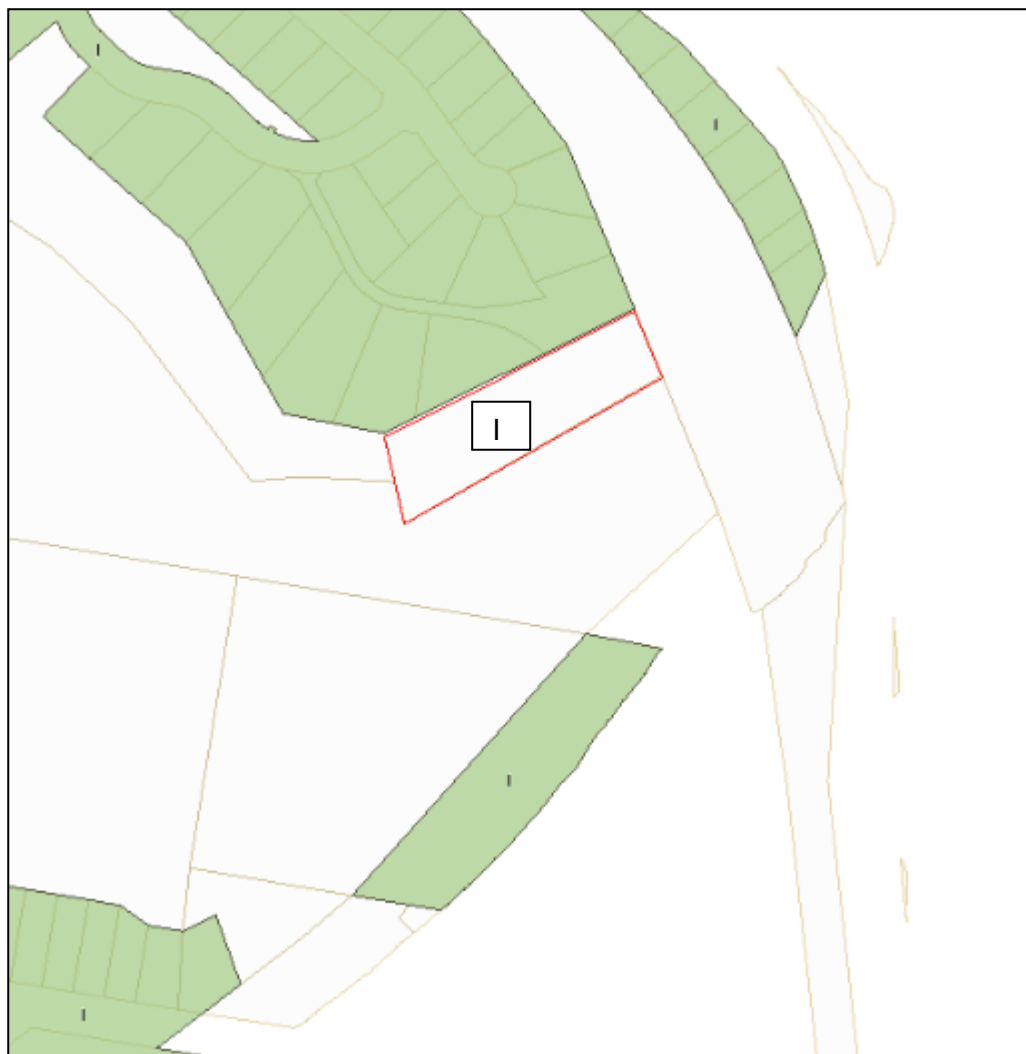
Lots 1-3 DP 104216, Lot 1 DP 104190, Lot 30 DP 1169069 Reeves St, Narara

Minimum Lot Size Map



Lot 1 DP 106066 Glenrock Parade, Koolewong

Height of Building Map



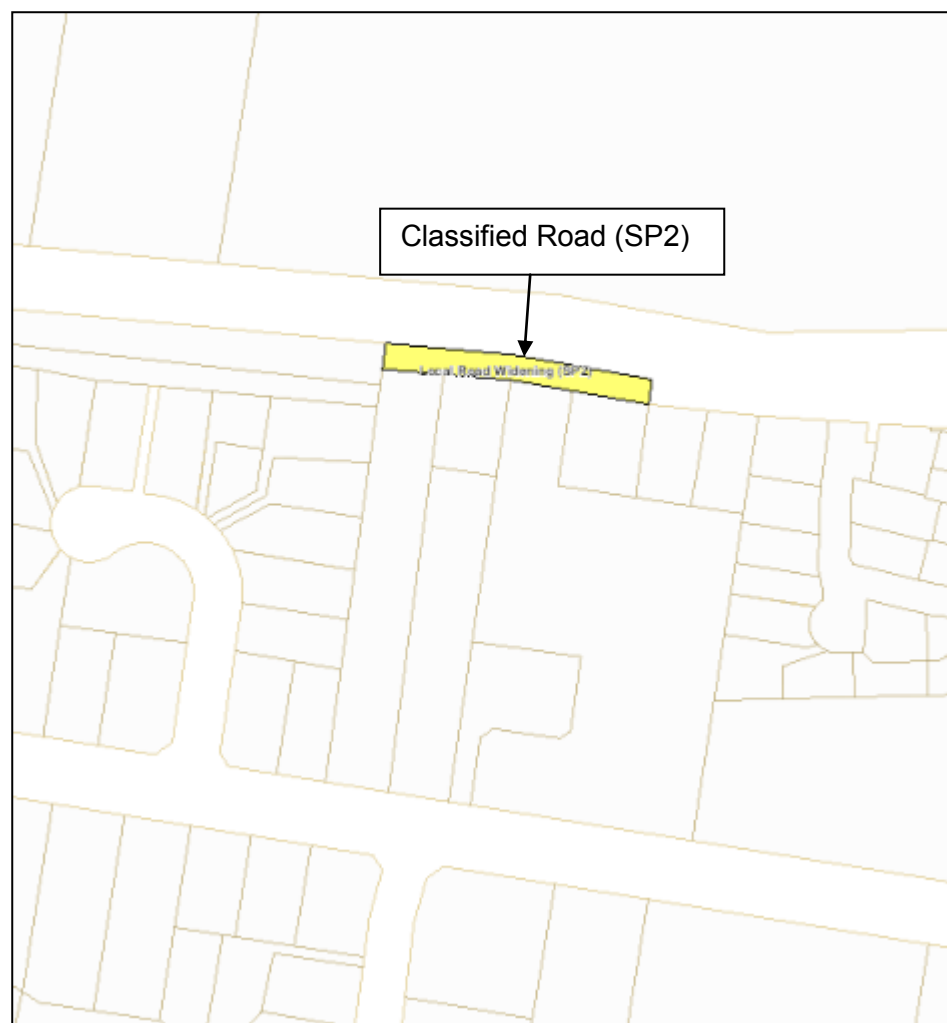
Road widening of Pacific Hwy, Wyoming

Land Reservation Map



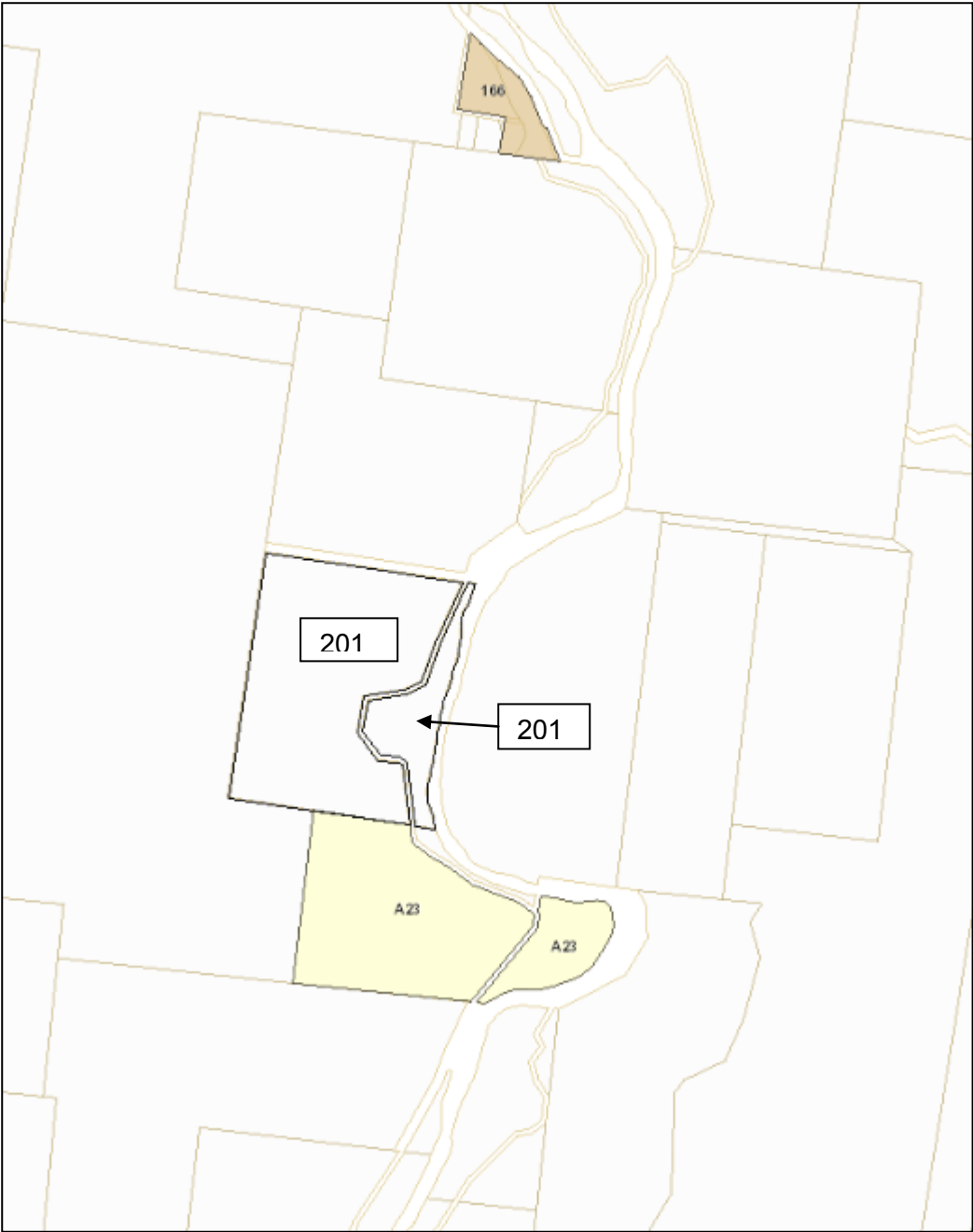
Road widening of Pacific Hwy, Lisarow

Land Reservation Map

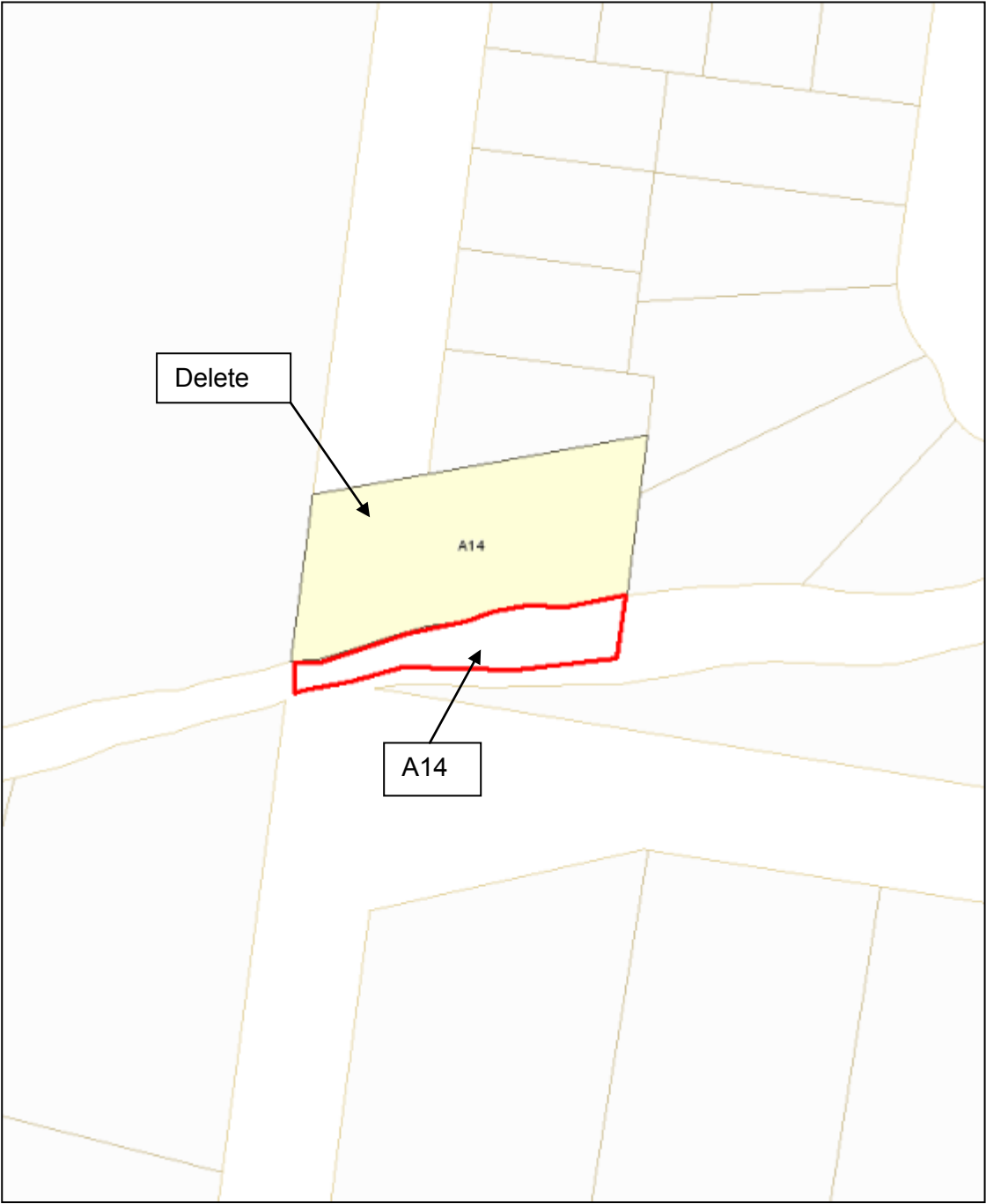


APPENDIX 3 - Heritage Mapping Amendments

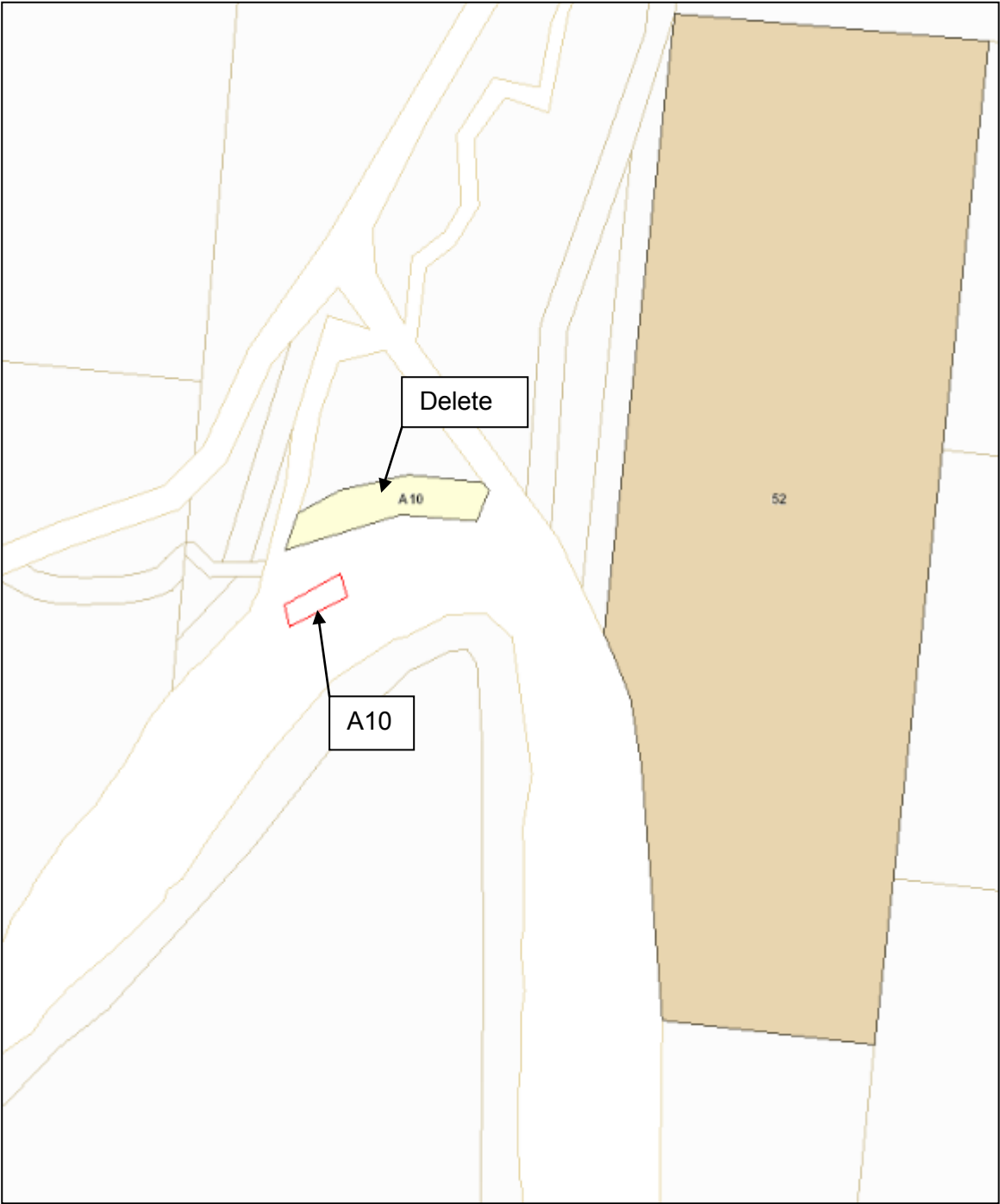
Fairview Homestead, Lot 38 DP 755239, Ten Mile Hollow Road, Upper Mangrove



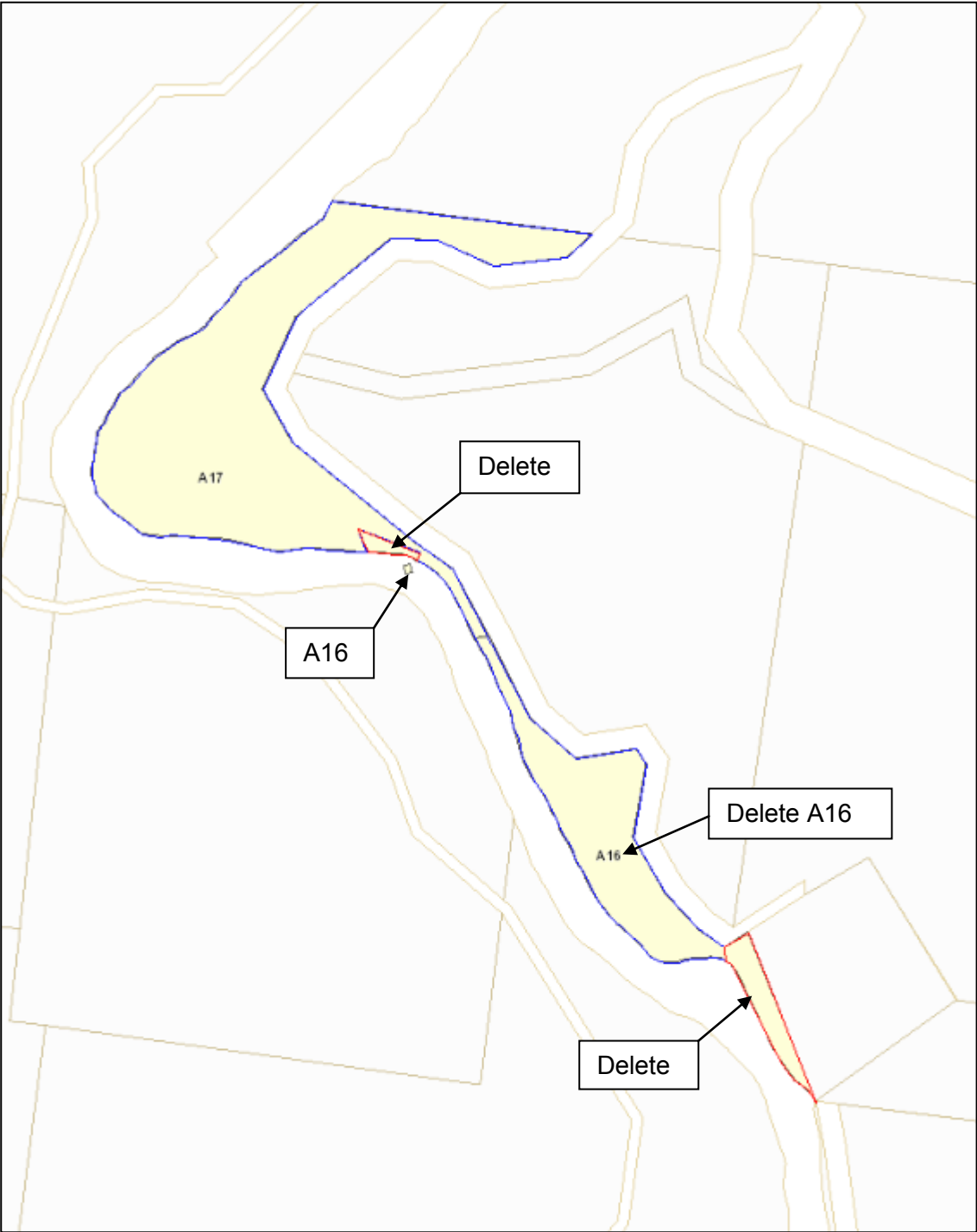
Adjacent to Lot 7040 DP 1030914, Kincumber Creek



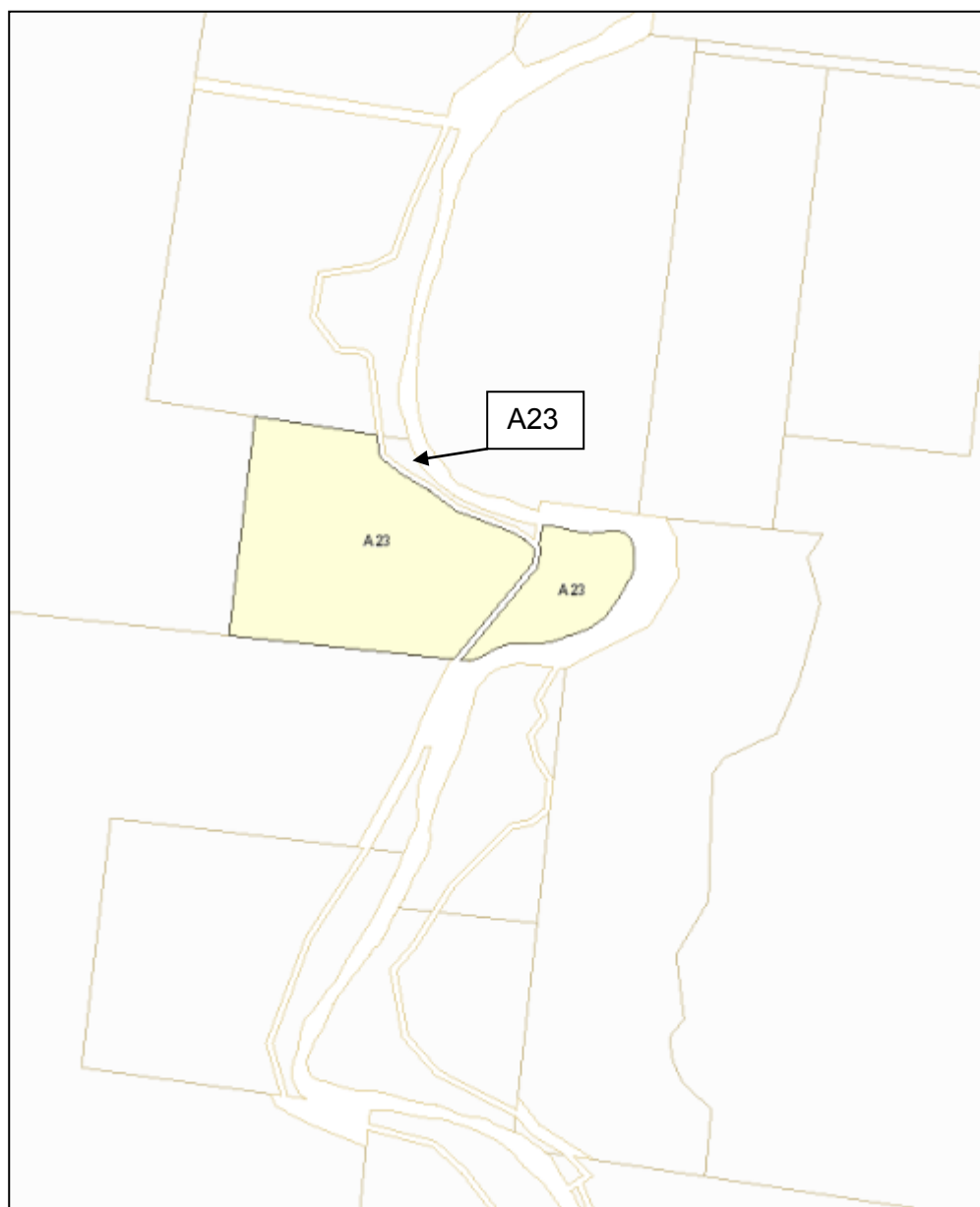
Adjacent to Lot 207 DP 755253 Mangrove Creek at the mouth of Bedlam Creek



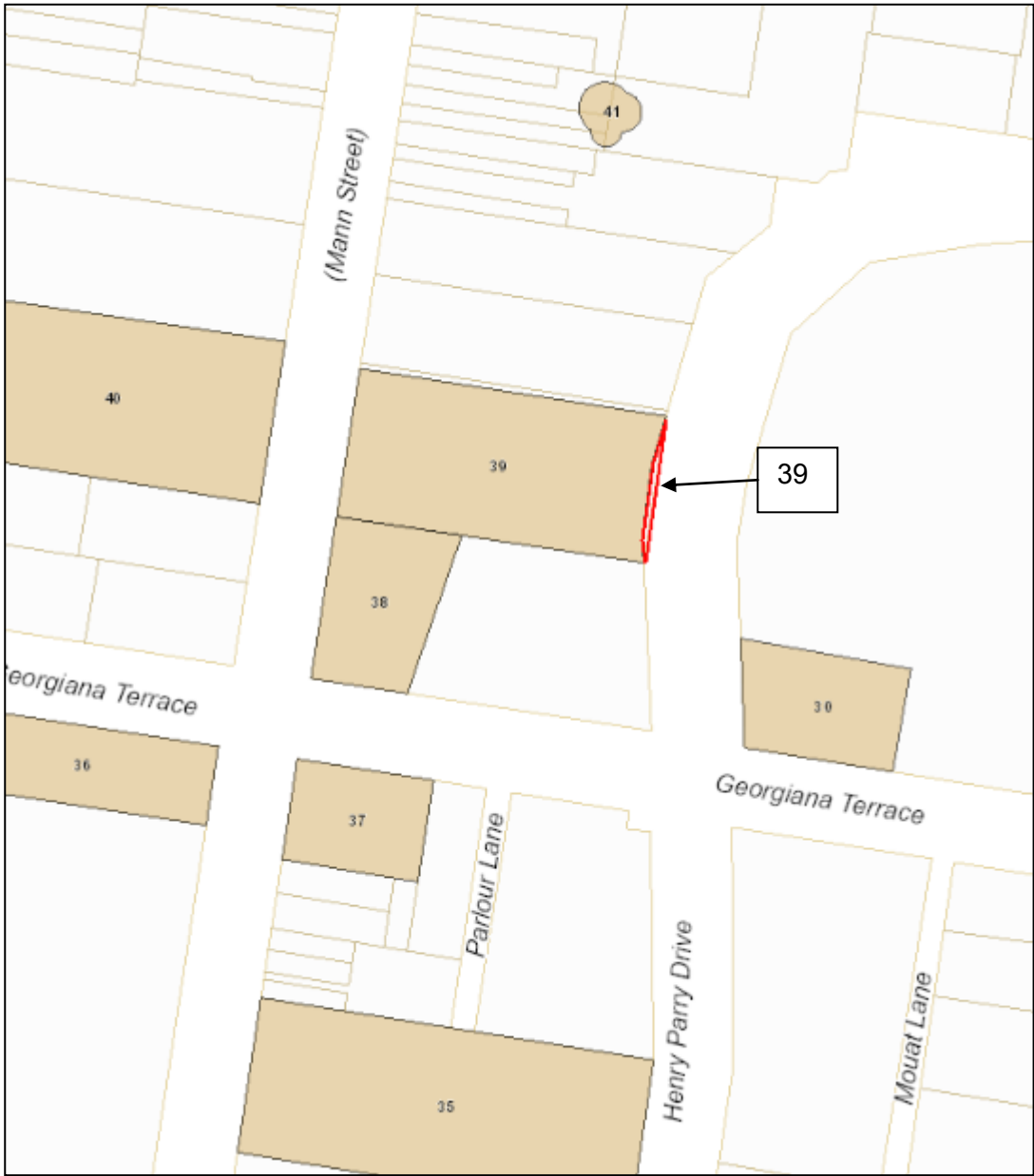
Adjacent to Lot 121 DP 755253 Mangrove Creek Road



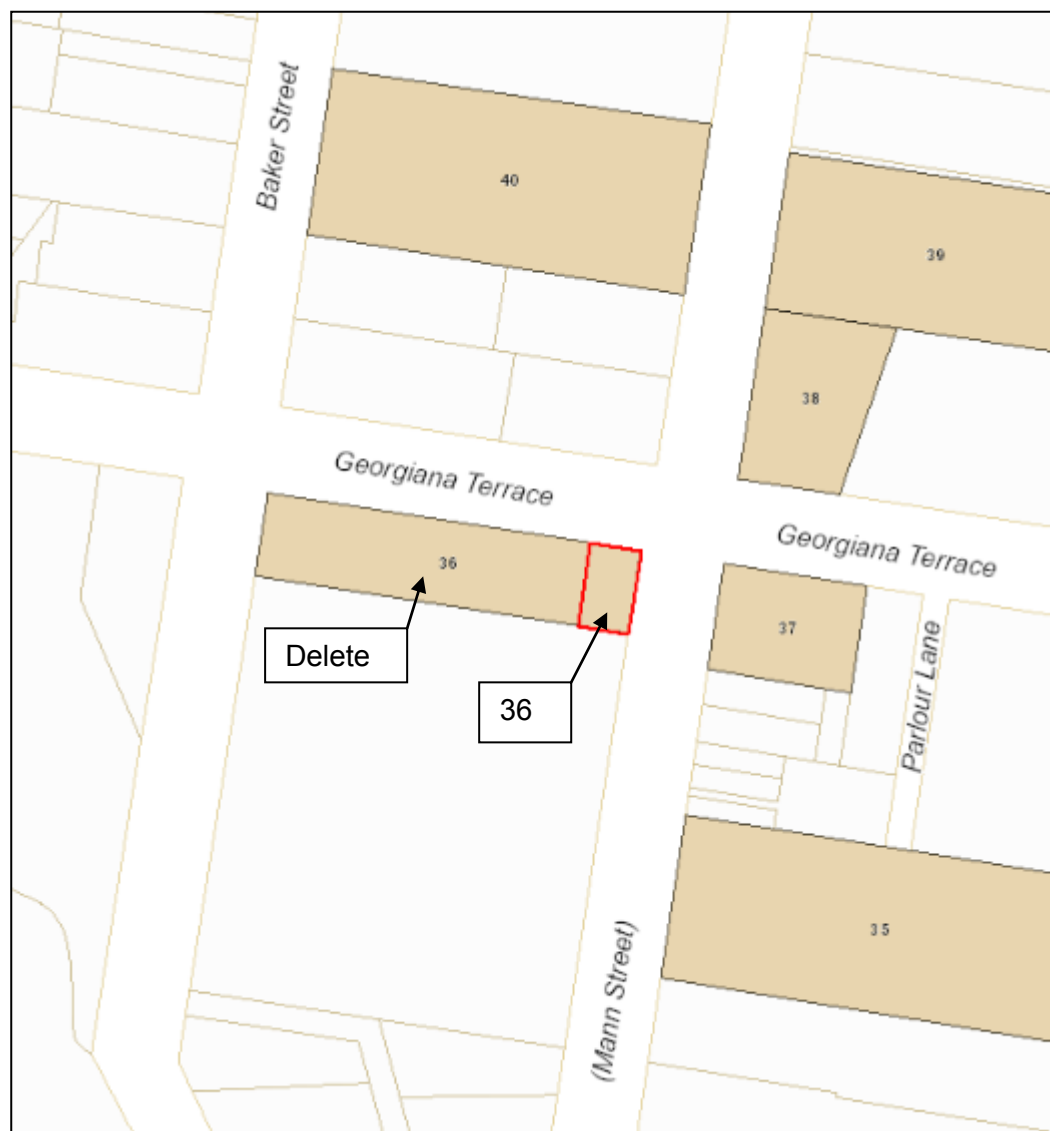
Lot 37 DP 755239 Ten Mile Hollow Road, Upper Mangrove



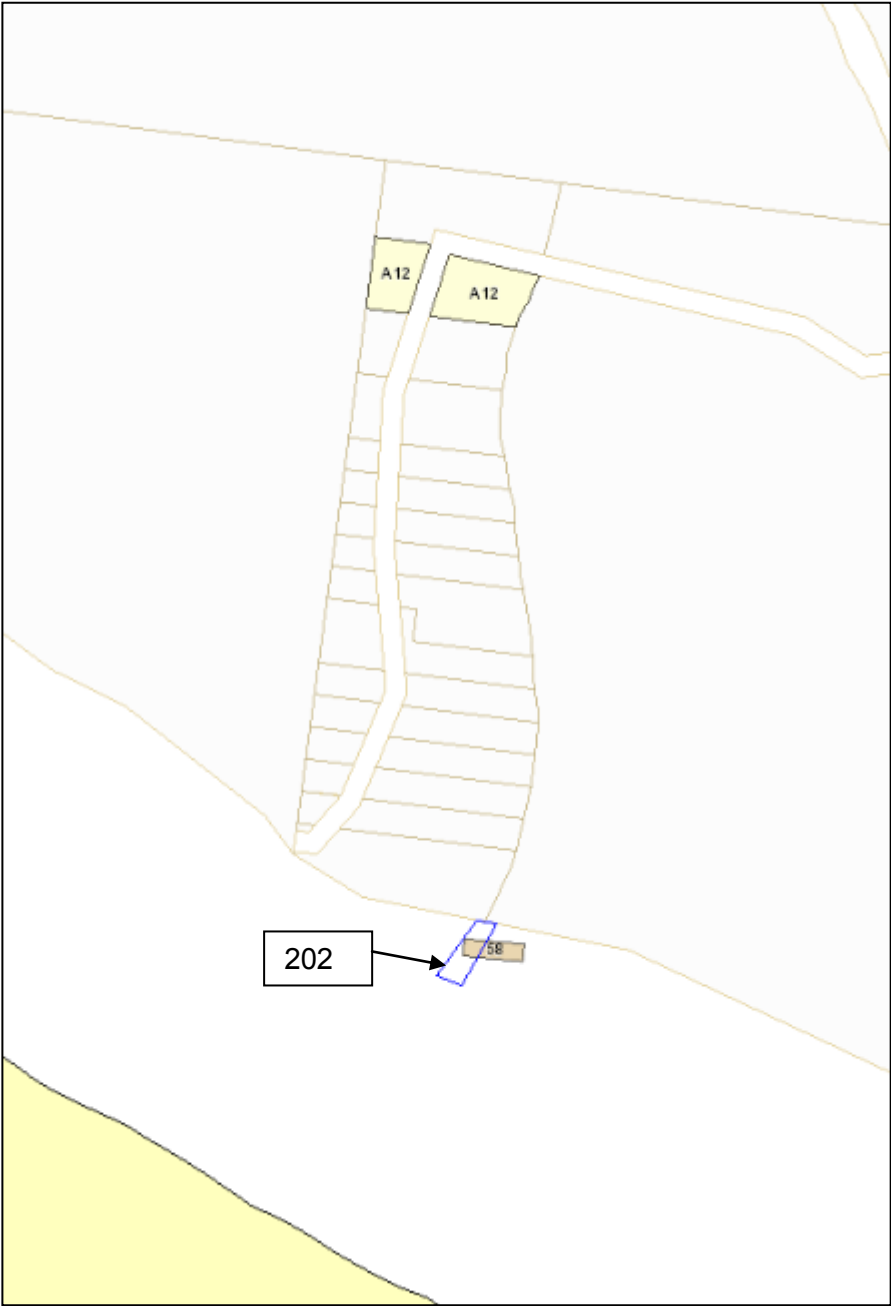
Lot 1 DP 564021 Mann Street, Gosford



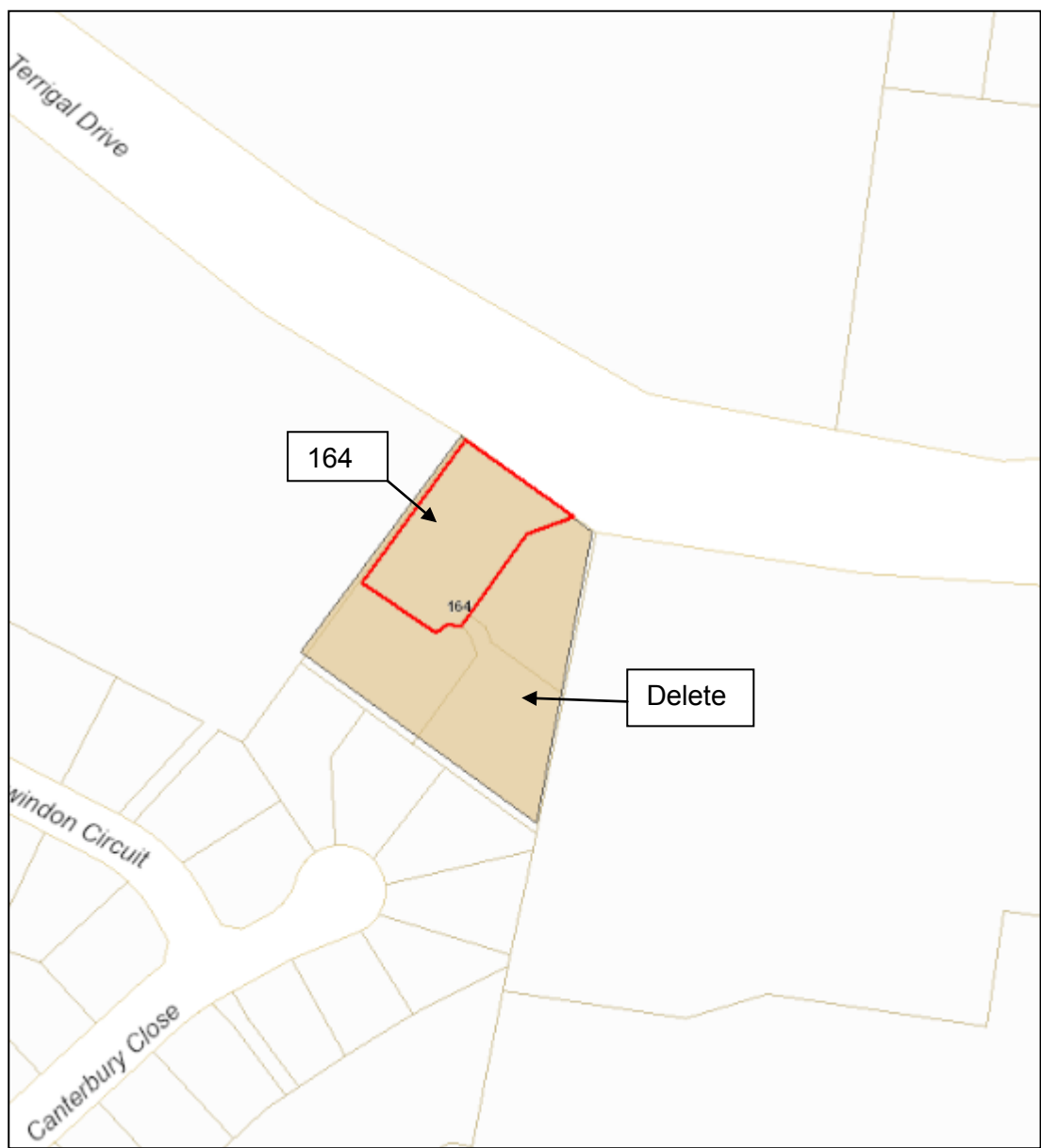
Lot 1 DP 123370 corner Mann St and Georgiana Terrace, Gosford



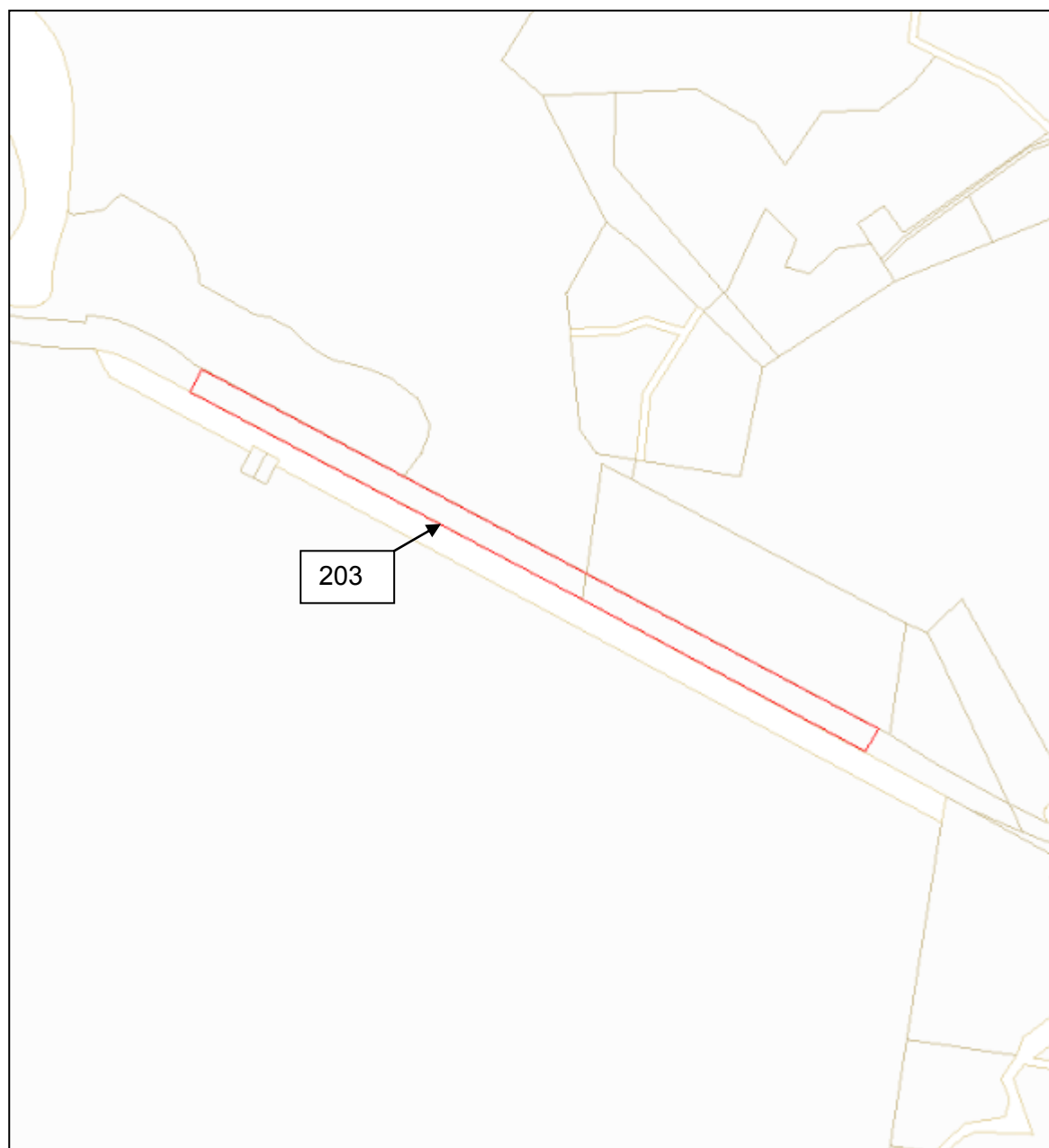
Road Reserve adjacent to Lot 1 DP 24303 Wisemans Ferry Road, Gunderman



Lot 21 DP 1178742 Terrigal Drive, Terrigal



Part of Lot 105 DP 1184403 and part of Lot 106 DP 1184501 Woy Woy Road



Lot 16 DP 570400 Frederick St, East Gosford

